

DRAWING LIST

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02	LOCAL CHARACTER AND CONTEXT - THE NEIGHBOURHOOD SCALE
03	LOCAL CHARACTER AND CONTEXT - THE STREET SCALE
04	LOCAL CHARACTER AND CONTEXT - THE SITE SCALE
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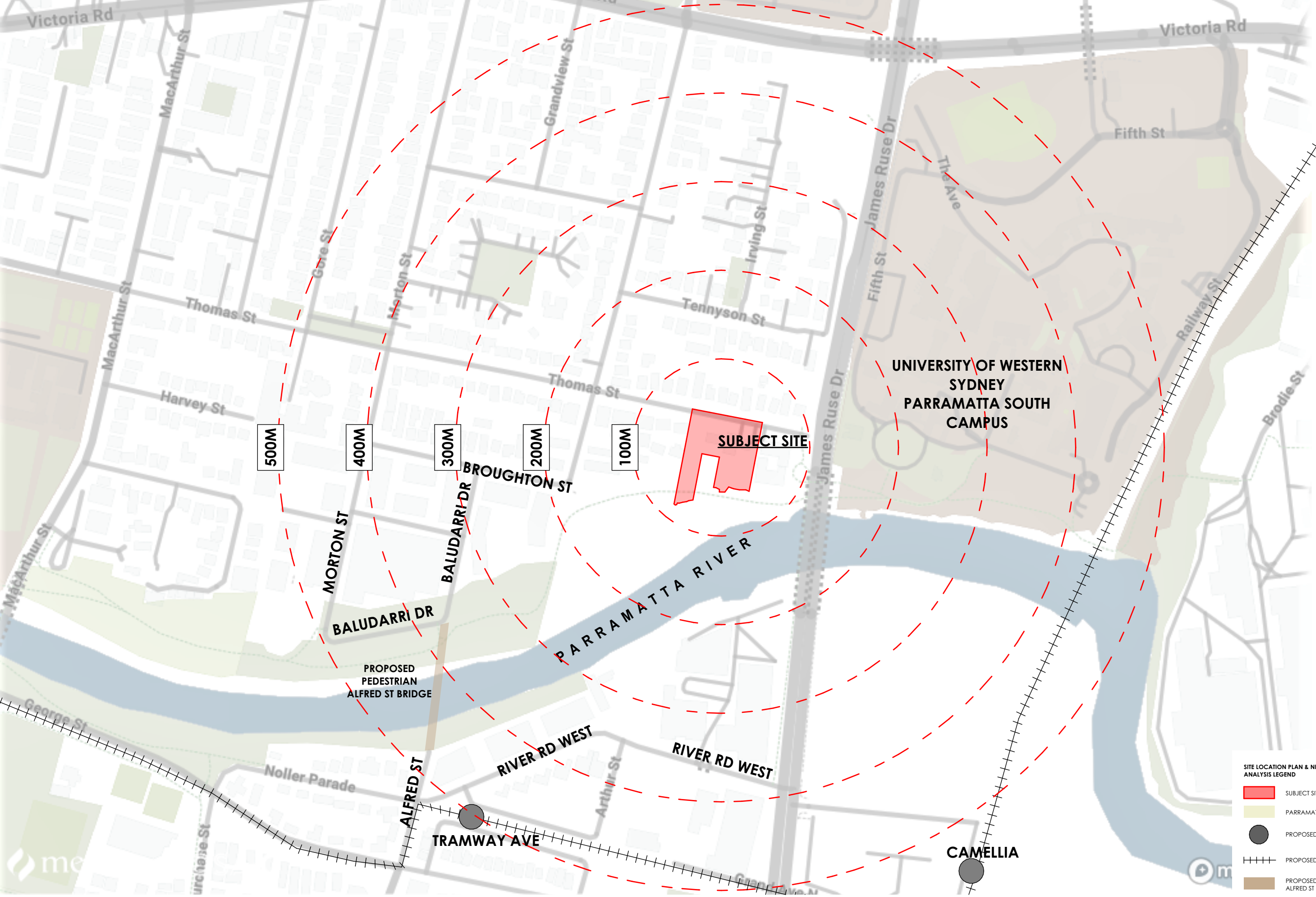
PROPOSED RESIDENTIAL APARTMENTS

85-91 THOMAS STREET, PARRAMATTA

PREPARED FOR

CENTURY 888 PTY LTD





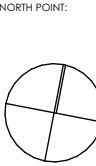
SITE LOCATION PLAN & NETWORK ANALYSIS LEGEND

- SUBJECT SITE
- PARRAMATTA CITY
- PROPOSED LIGHT RAIL STATION
- PROPOSED LIGHT RAIL
- PROPOSED PEDESTRIAN ALFRED ST BRIDGE

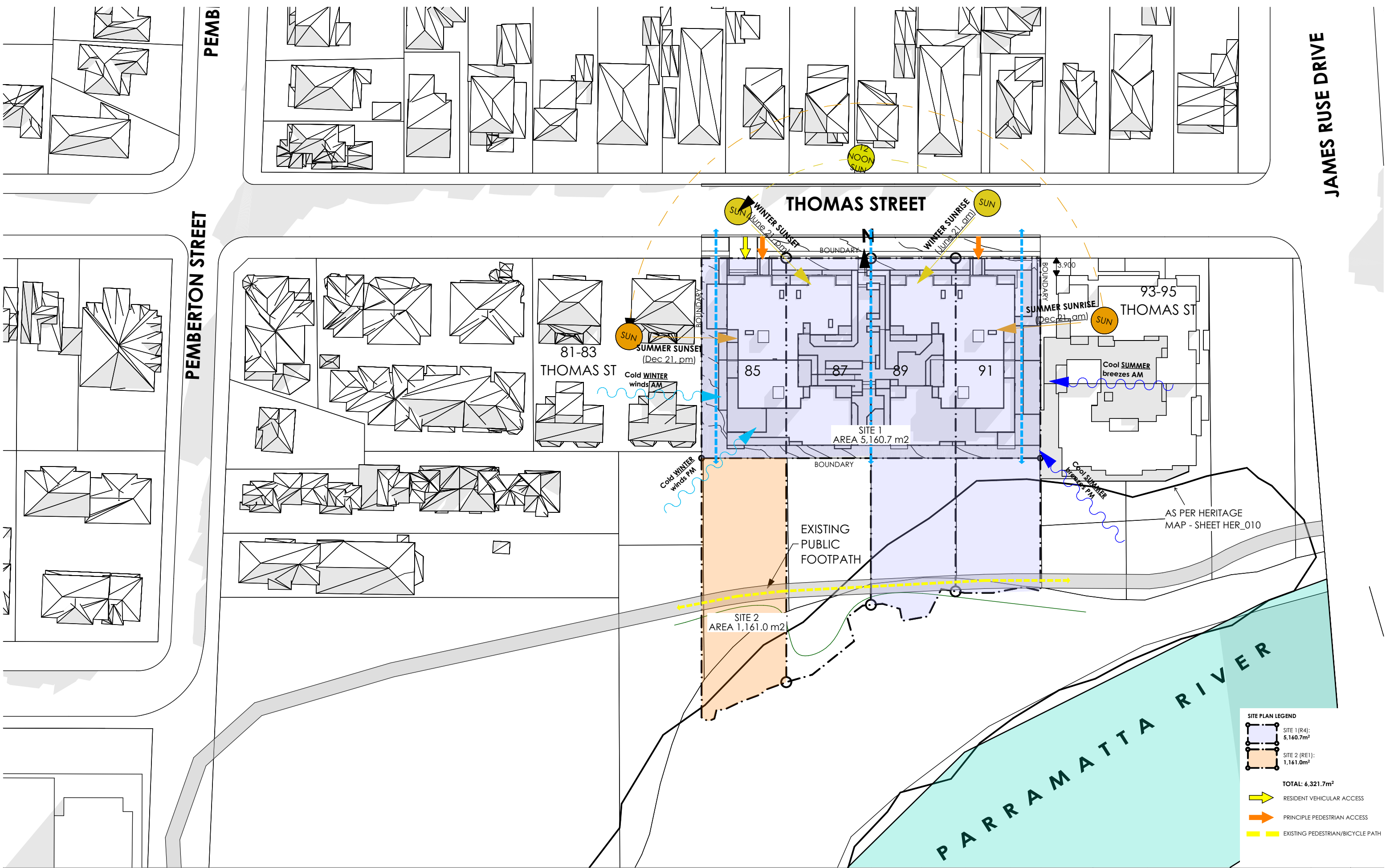
REV	DESCRIPTION	BY	DATE
A	ISSUE FOR DA	JORGE	05/05/2023
B	ISSUE FOR DA	JORGE	09/10/2023
C	ISSUE FOR DA	JORGE	25/01/2024
D	ISSUE FOR DA	JORGE	16/05/2024

CLIENT:
CENTURY 888 PTY LTD

PROJECT TITLE:
**PROPOSED RESIDENTIAL APARTMENTS
85 TO 91 THOMAS STREET,
PARRAMATTA**
DRAWING TITLE:
**LOCAL CHARACTER AND CONTEXT -
THE NEIGHBOURHOOD SCALE**



DRAWN BY: JR
CHECKED BY: PI
SCALE: AT A3
PROJECT No: P541
DA **02** **D**
stage. dwg no. revision



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A	ISSUE FOR DA	JORGE	05/05/2023
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PARRAMATTA**

DRAWING TITLE:
**LOCAL CHARACTER AND CONTEXT -
THE STREET SCALE**

NORTH POINT:

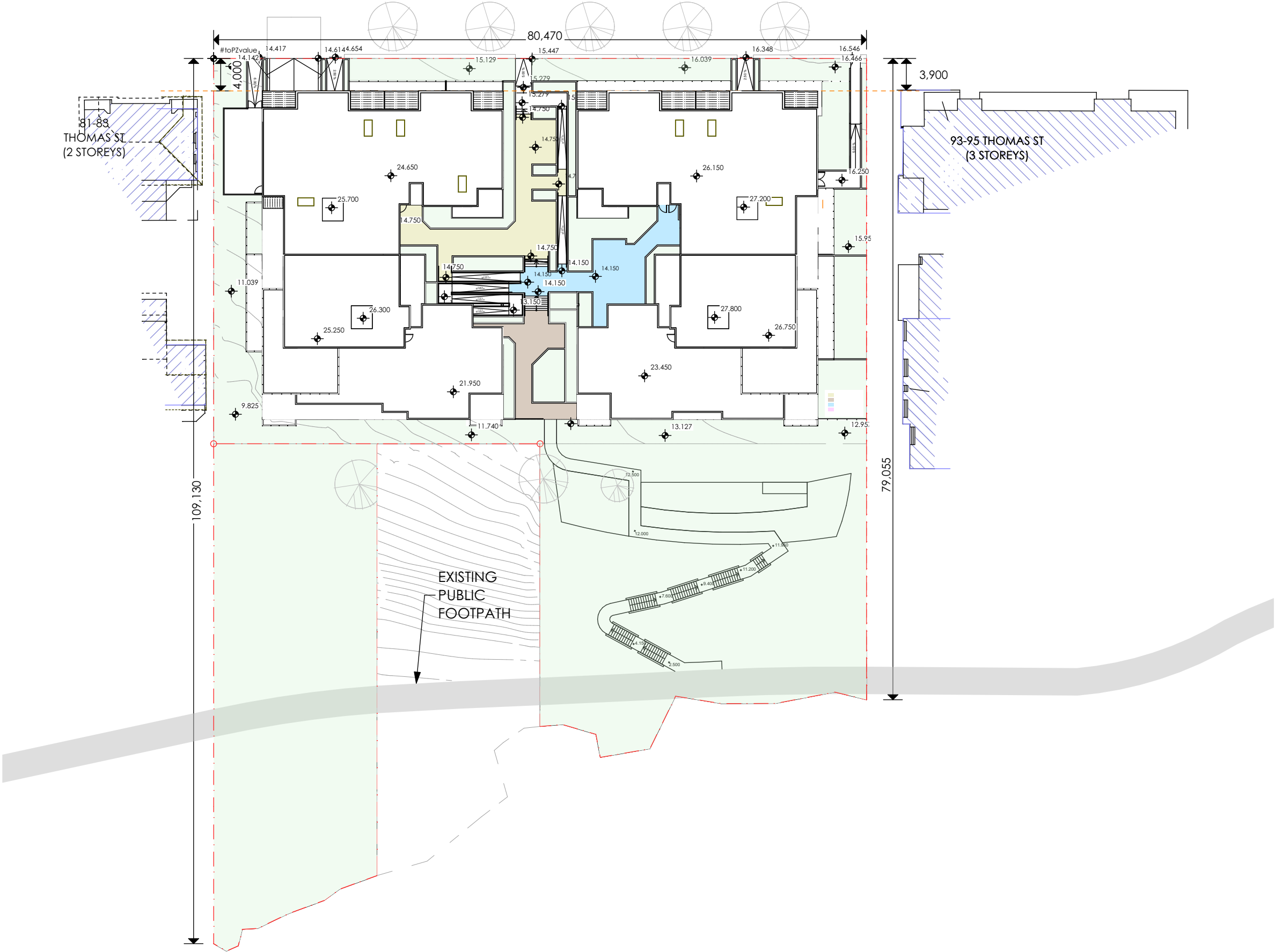
DRAWN BY: JR

CHECKED BY: PI

SCALE: 1:800 AT A3

PROJECT No: P541

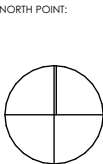
DA 03 D
stage. dwg no. revision



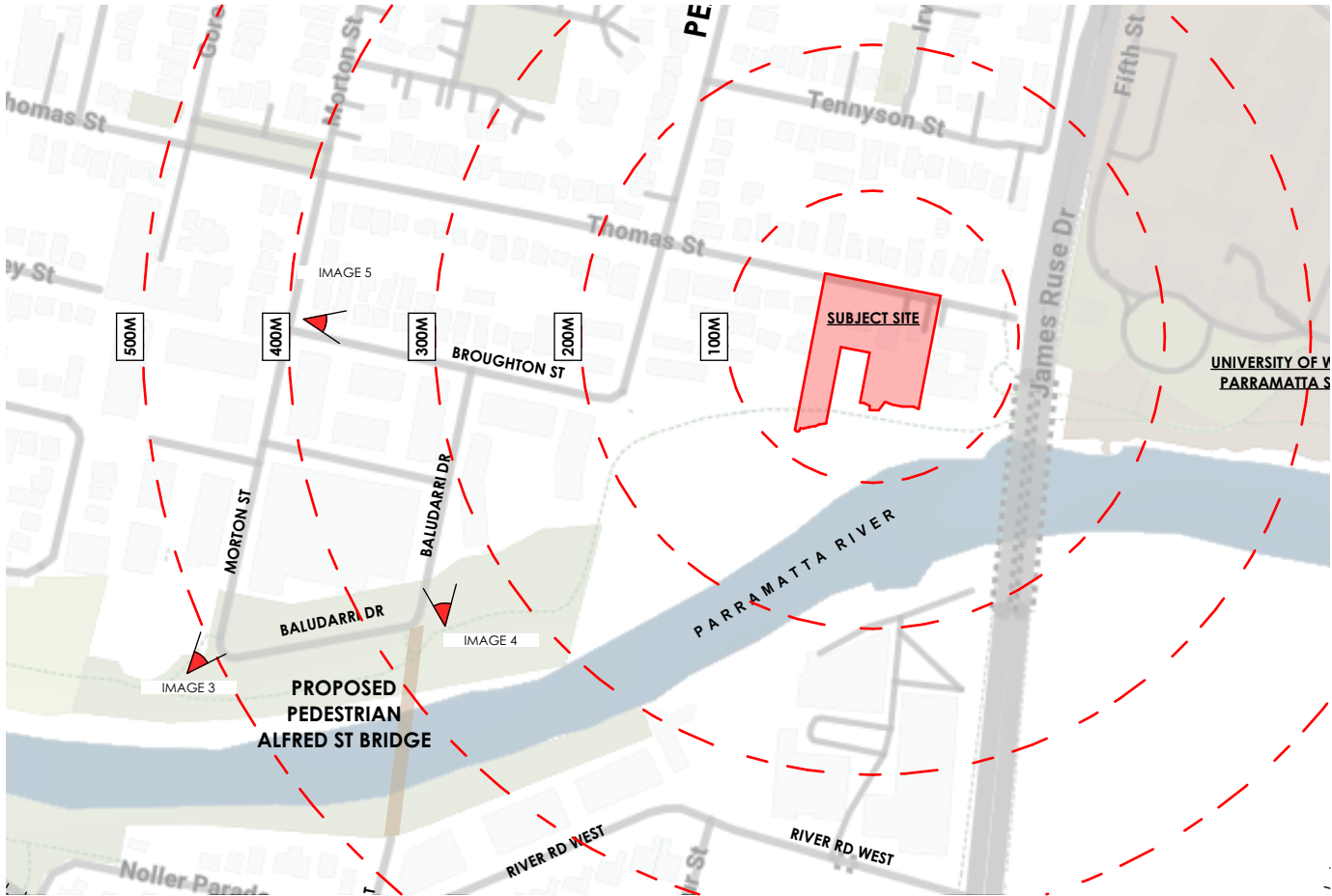
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**PROPOSED RESIDENTIAL APARTMENTS
85 TO 91 THOMAS STREET,
PARRAMATTA**
DRAWING TITLE:
**LOCAL CHARACTER AND CONTEXT -
THE SITE SCALE**



DRAWN BY:	JR	
CHECKED BY:	PI	
SCALE:	1:500 AT A3	
PROJECT No:	P541	
DA	04	D
stage.	dwg no.	revision



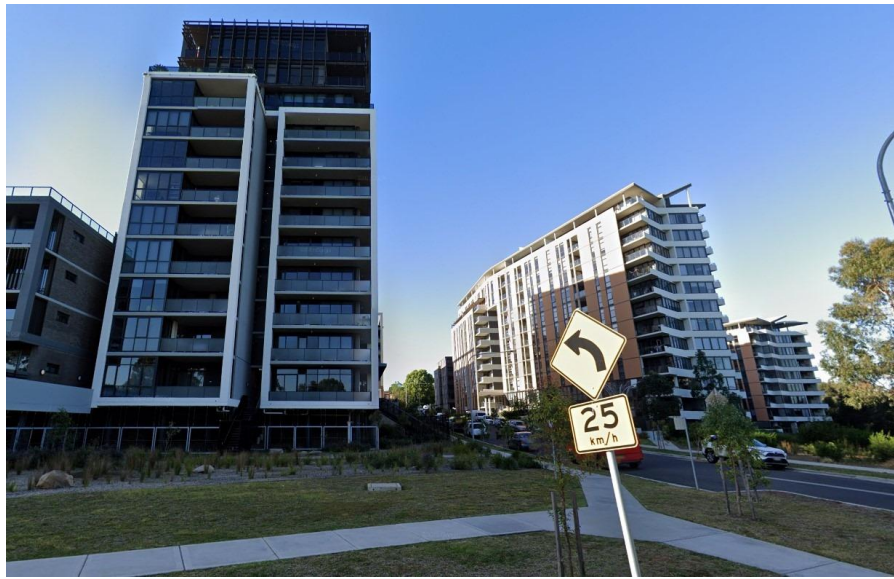
1 LOCATION PLAN
1:5000



2 VIEW FROM SOUTH RIVER WITH THE FUTURE ALFRED STREET PEDESTRIAN AND CYCLIST BRIDGE



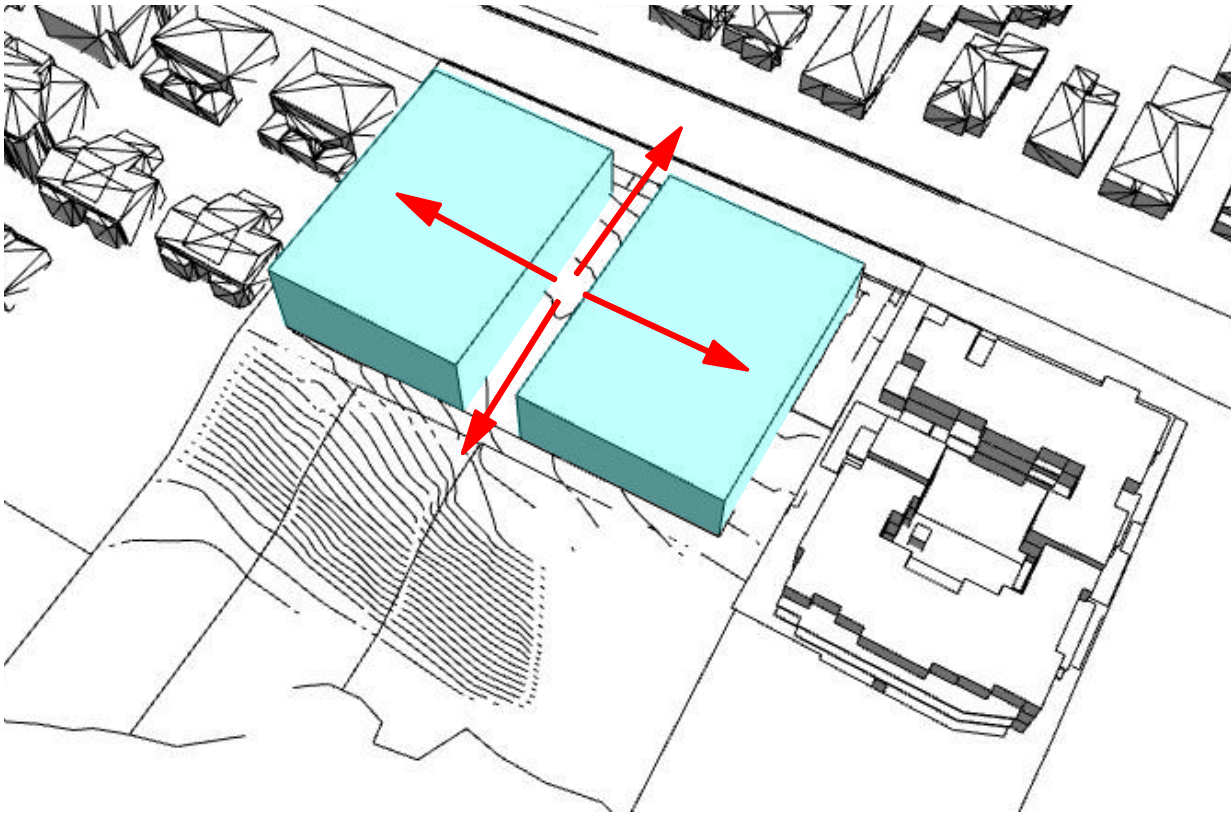
3 VIEW FROM BALUDARRI DR



4 VIEW FROM BALUDARRI DR

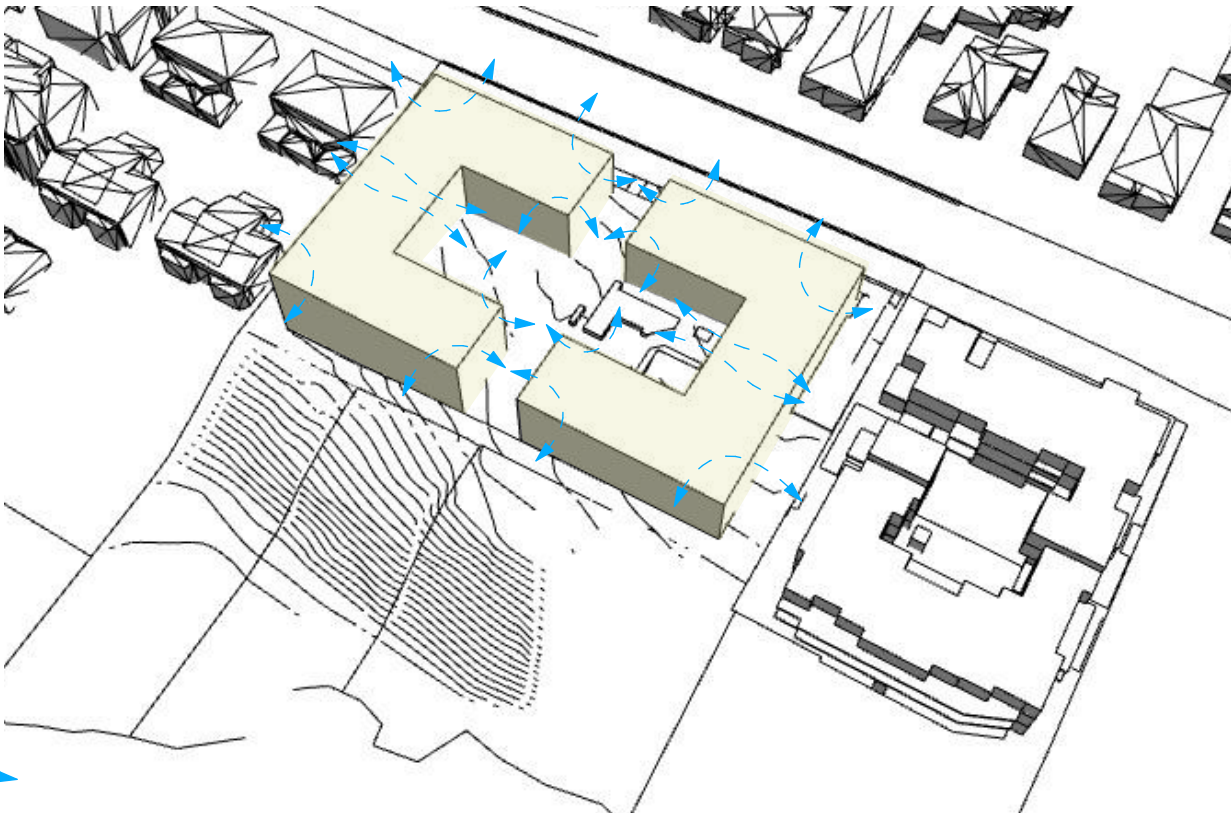


5 VIEW FROM BROUGHTON ST



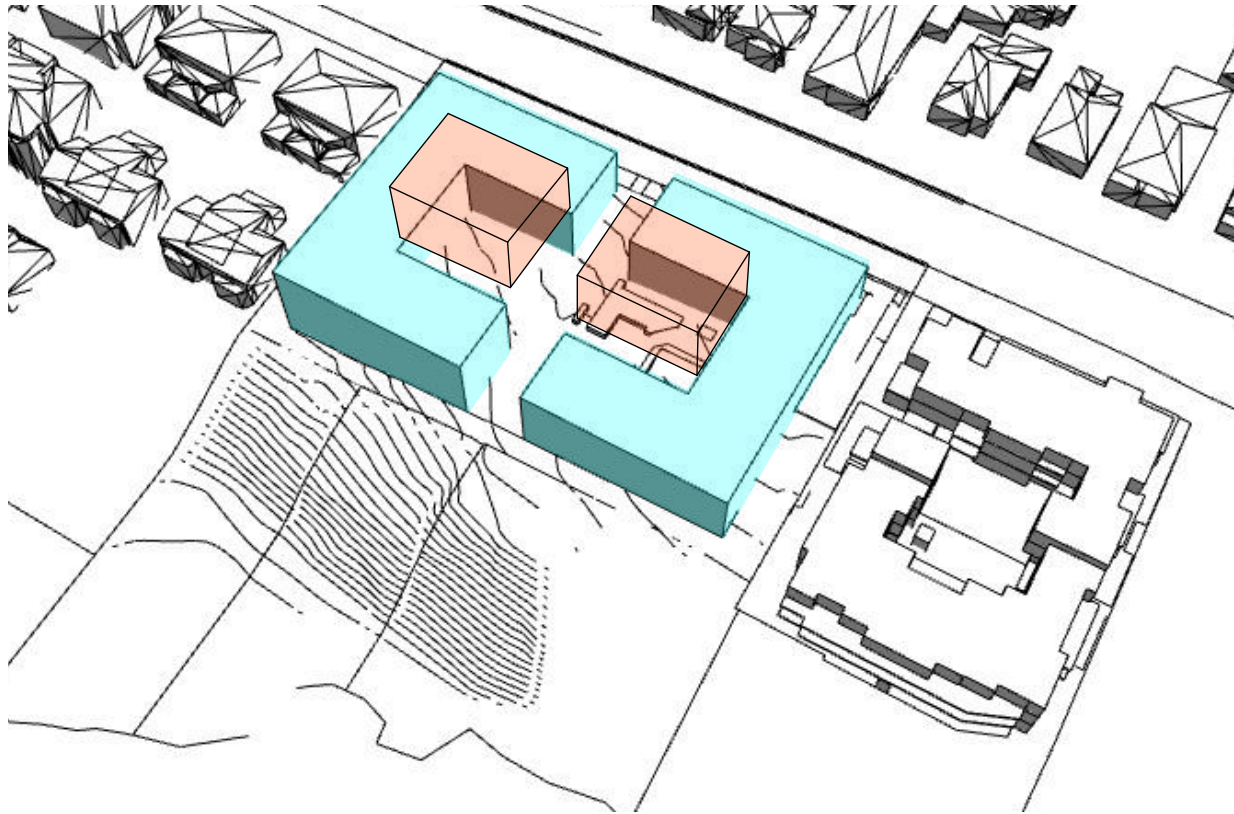
LEGEND
INITIAL MASSING
FORM

1 INITIAL MASSING FORM
N.T.S.



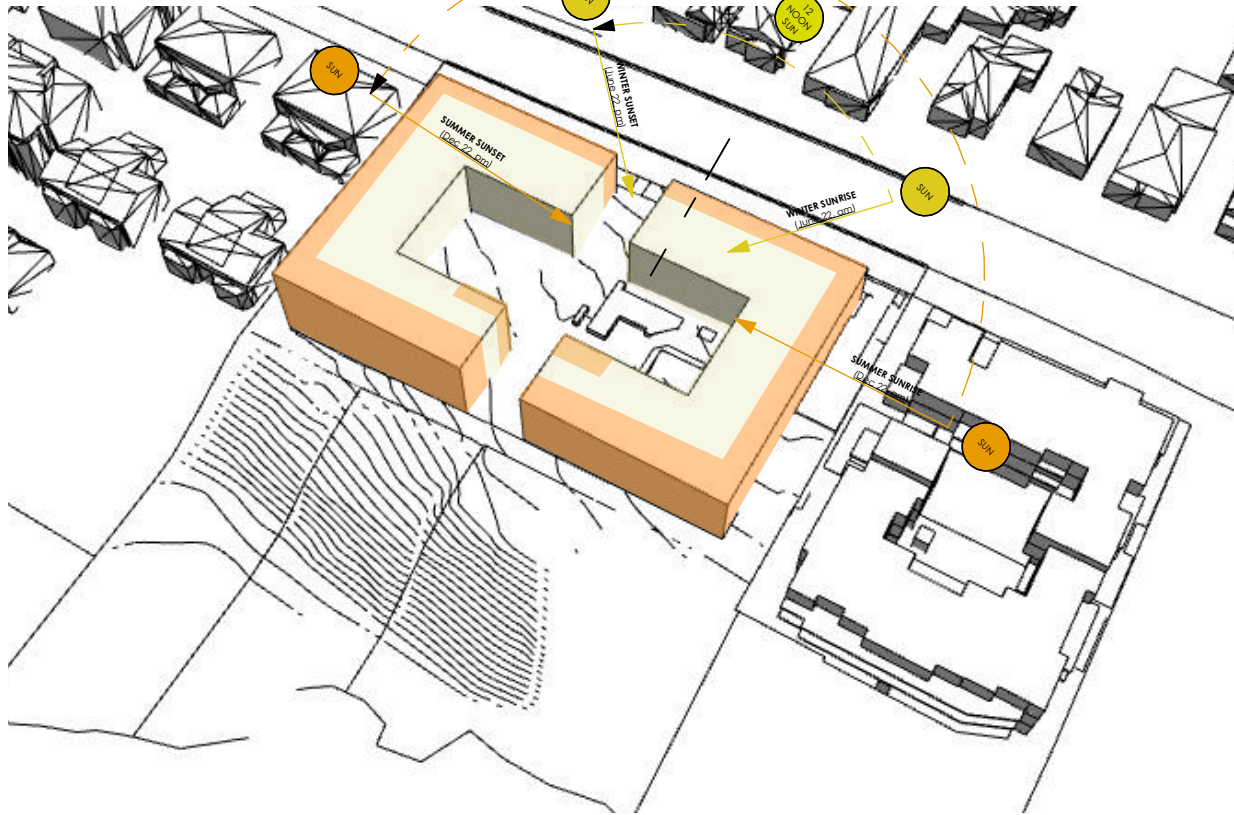
LEGEND
CROSS
VENTILATION

3 CROSS VENTILATION
N.T.S.



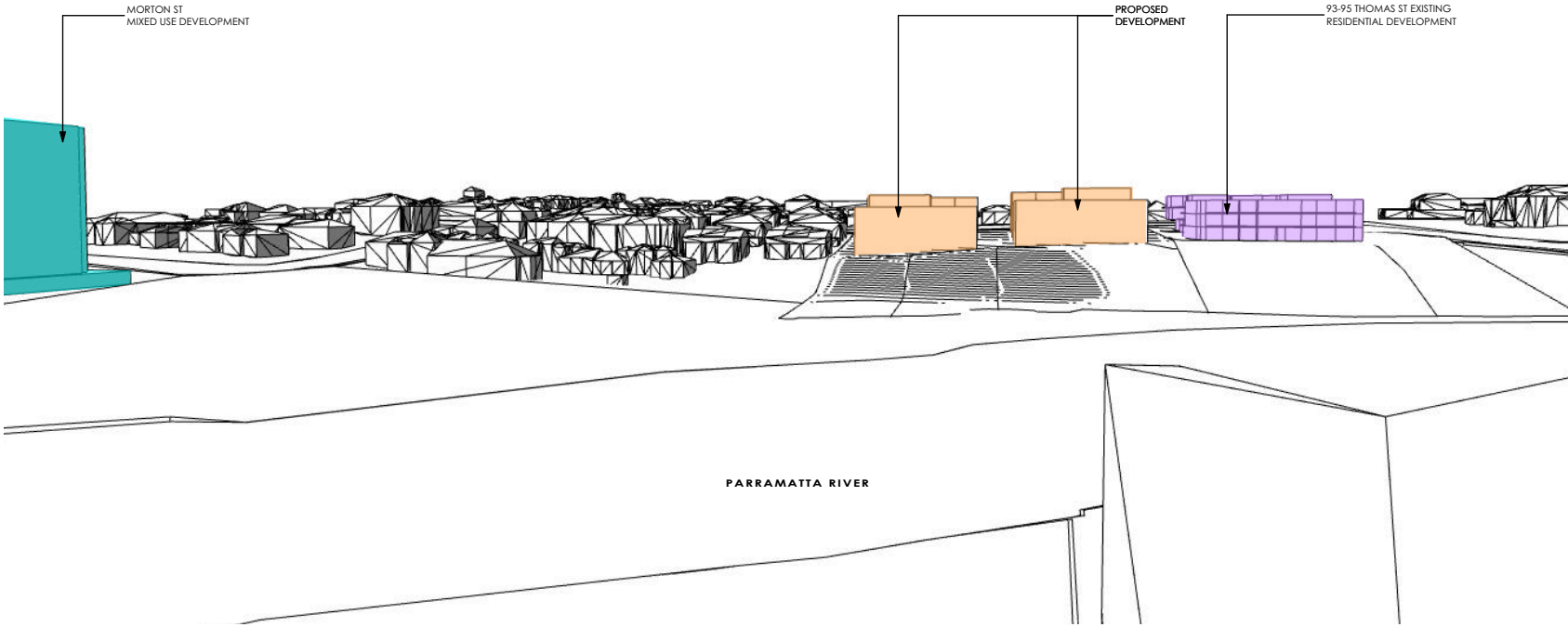
LEGEND
INITIAL MASSING
FORM
SUBTRACTED
MASSING FORM

2 SUBTRACTED MASSING FORM
N.T.S.

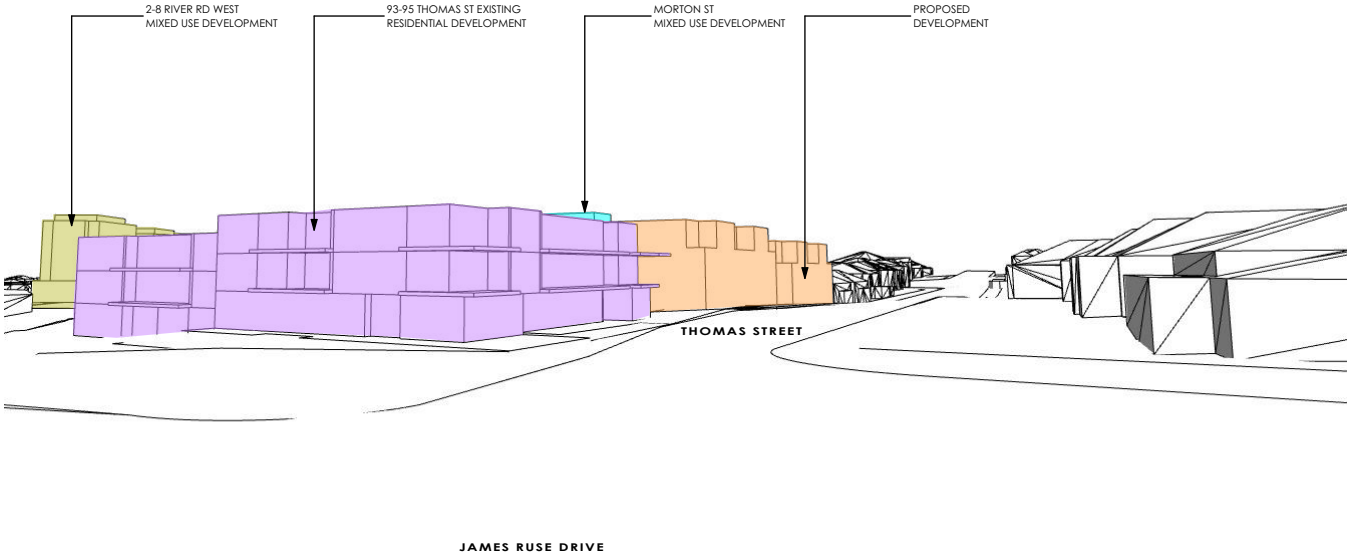


LEGEND
UNIT PRIMARY
LIVING AREA

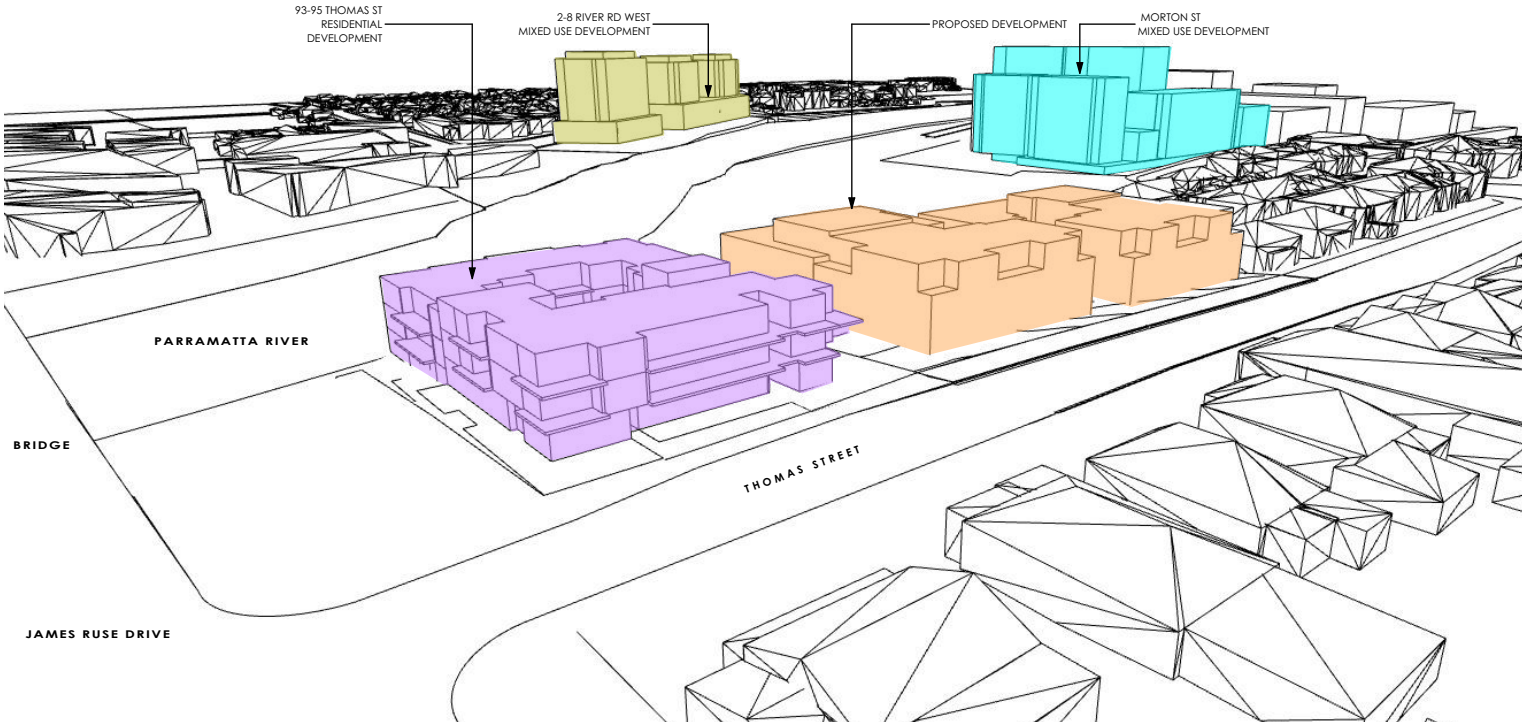
4 UNIT PRIMARY LIVING AREAS
N.T.S.



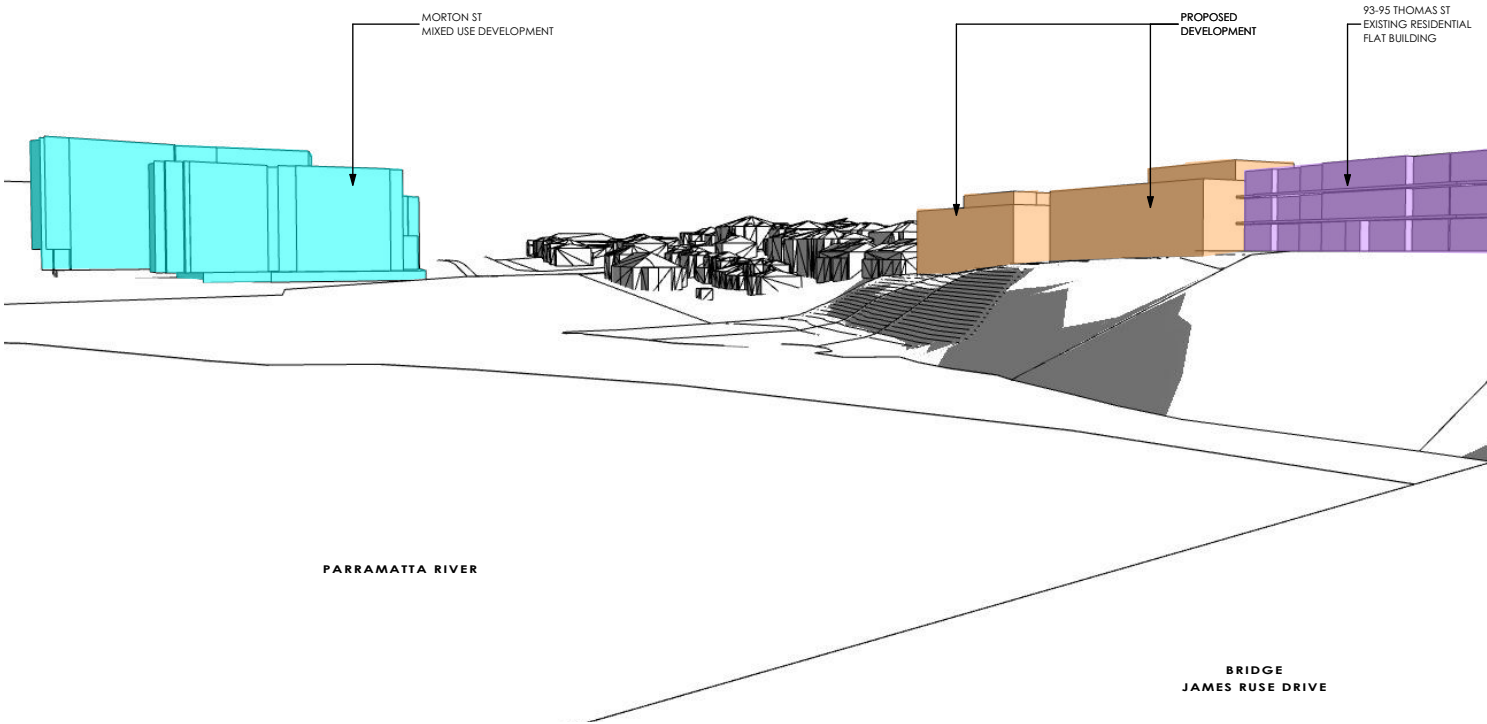
1 SOUTH-EAST VIEW
N.T.S



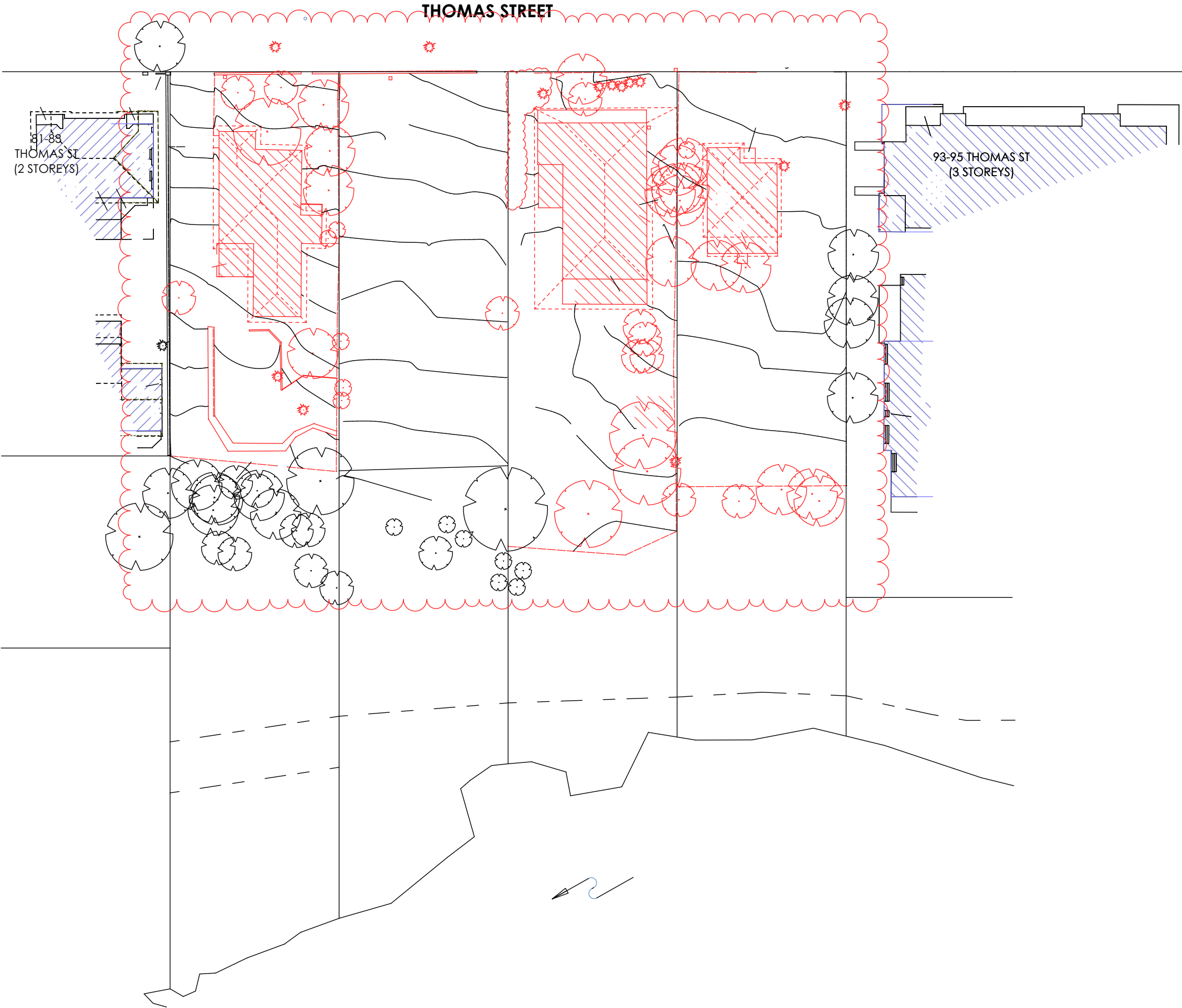
2 NORTH-EAST VIEW (THOMAS STREET)
N.T.S



3 NORTH-EAST VIEW (THOMAS STREET)
N.T.S



4 EAST VIEW (JAMES RUSE DR - BRIDGE)
N.T.S



LEGEND

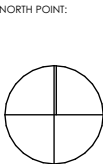
 TREE TO BE REMOVED

 DEMOLISHED WALLS, FLOORS AND ROOFS

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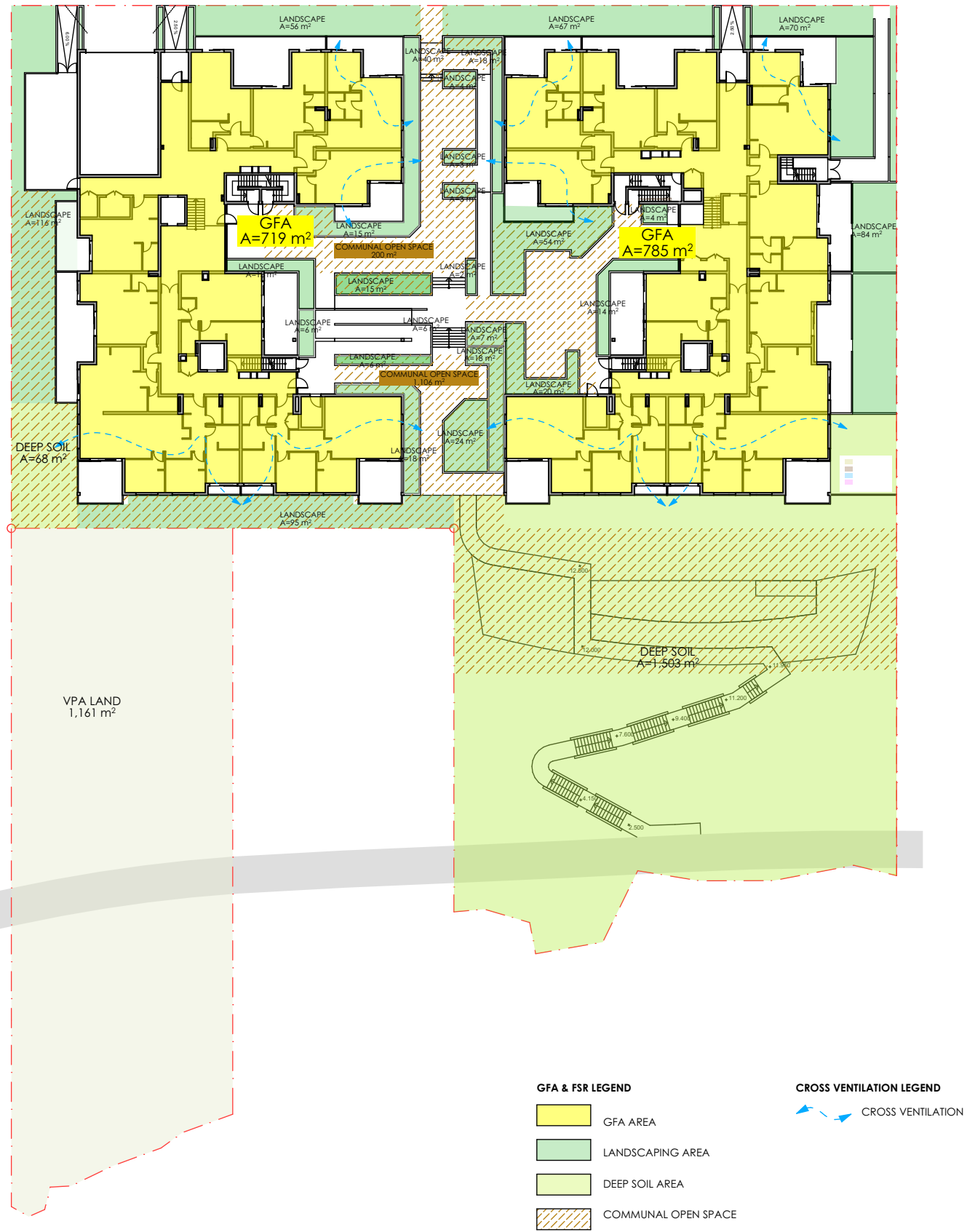
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CENTURY 888 PTY LTD

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85 TO 91 THOMAS STREET,
PARRAMATTA**
DRAWING TITLE:
DEMOLITION PLAN

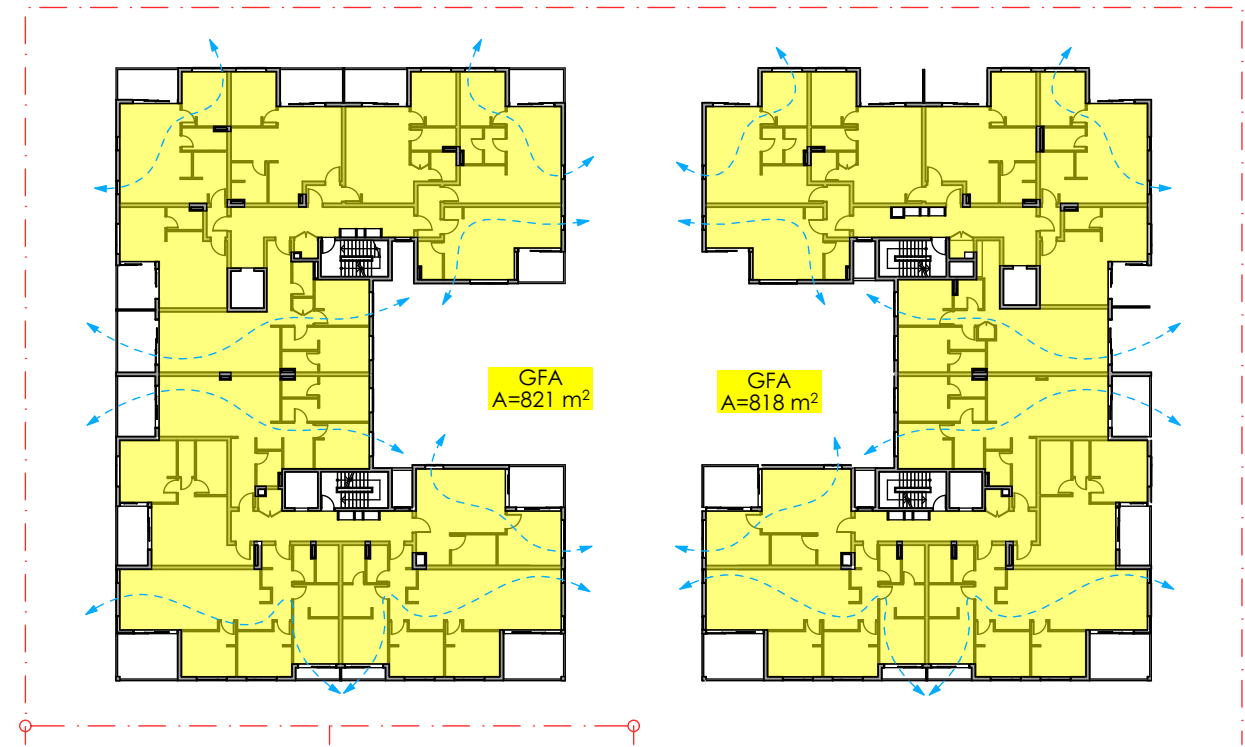


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SCALE: AT A3
PROJECT No: P541

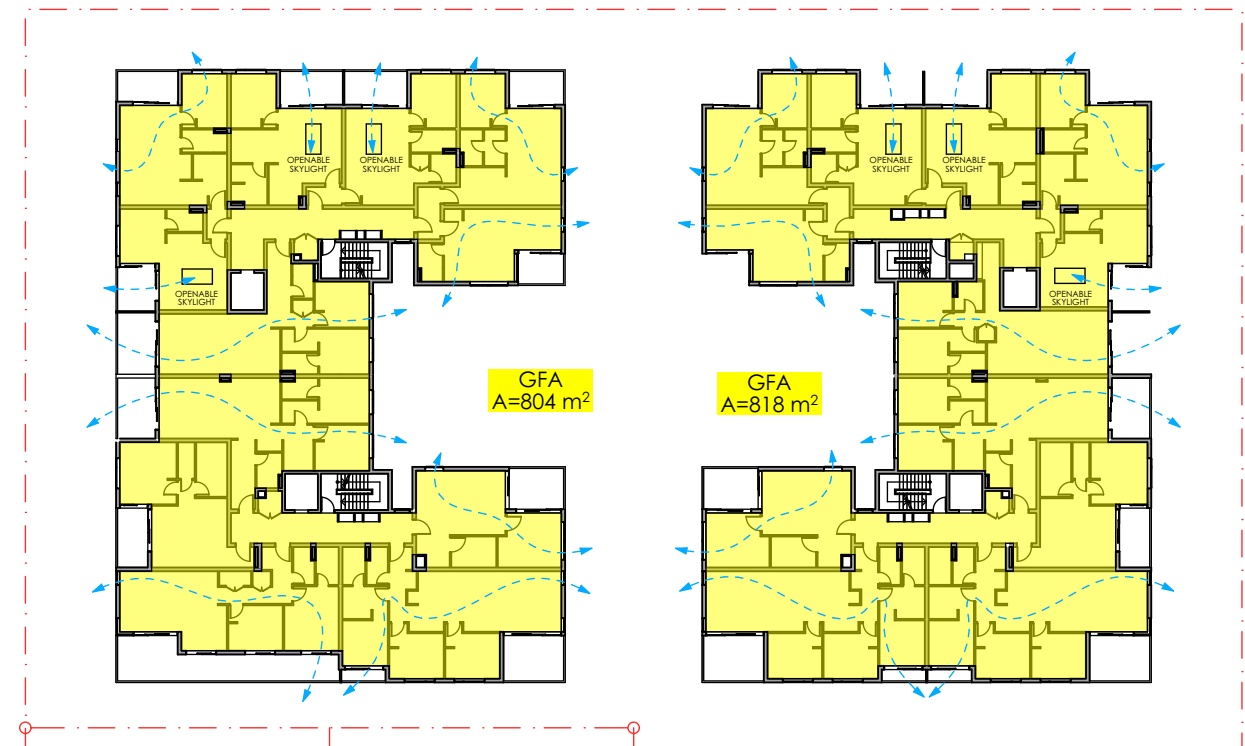
DA **08** **D**
stage. dwg no. revision



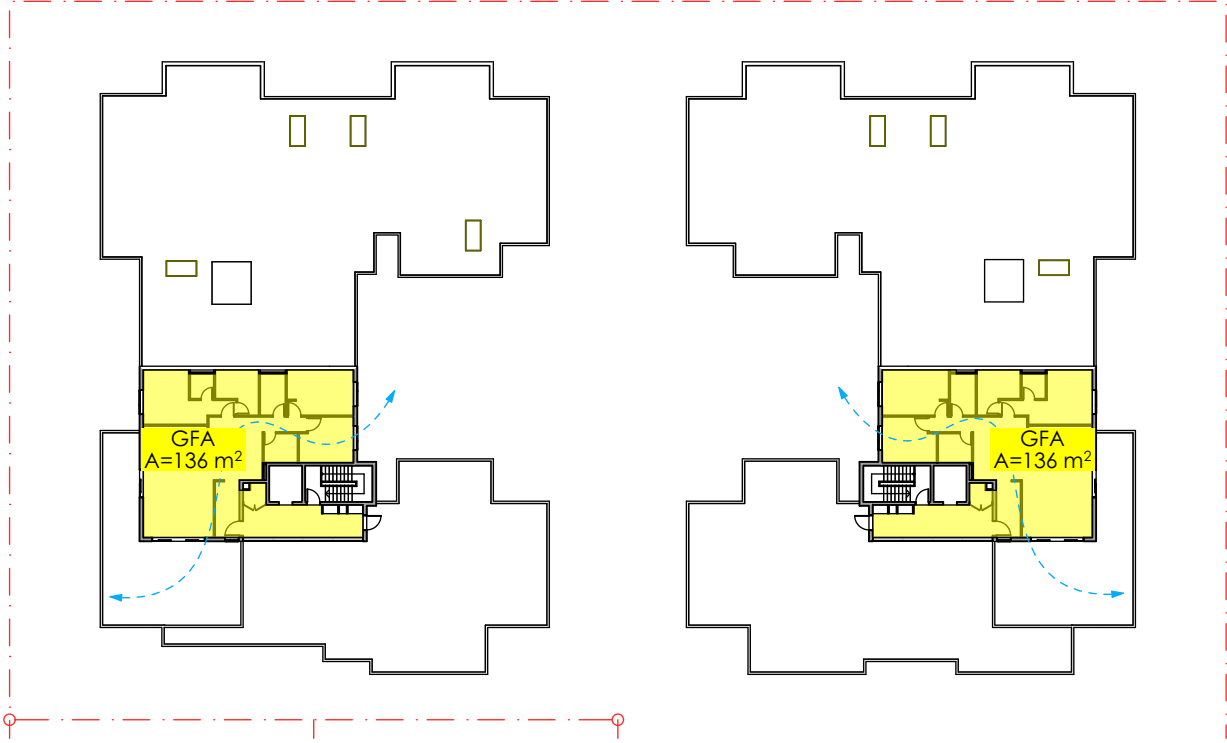
1 GROUND FLOOR GFA
1:500



2 LEVEL 1 GFA
1:500

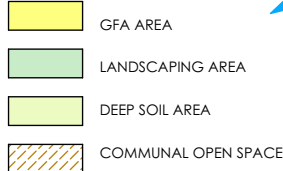


3 LEVEL 2 GFA
1:500



1 LEVEL 3 GFA
1:500

GFA & FSR LEGEND



CROSS VENTILATION LEGEND



LEVELS

	STUDIO	1 BED	2 BED	3 BED	DUAL KEY	TOTAL
B						-
GL	1	2		4	7	14
L1		4	4	4	6	18
L2		4	4	4	6	18
L3				2		2

TOTAL	1	10	8	14	19	52
TOTAL %	2%	19%	15%	27%	37%	100%

HOUSE DIVERSITY NO.

	STUDIO	1 BED	2 BED	3 BED	TOTAL
B	-	-	-	-	-
GL	11	6	-	4	21
L1	4	12	4	4	24
L2	4	12	5	3	24
L3	-	-	-	2	2

TOTAL	19	30	9	13	71
TOTAL %	27%	42%	13%	18%	100%

GFA CALCULATION (sqm)

USE	BUILDING A	BUILDING B	TOTAL
CARPARK	-	-	-
RESIDENTIAL	722	785	1,507
RESIDENTIAL	821	818	1,639
RESIDENTIAL	804	818	1,622
RESIDENTIAL	136	136	272

GFA (sqm)	2,483	2,557	5,040
USE	49%	51%	100%

FSR CALCULATION

DESCRIPTION	
Site areas showing in the page 3	
SITE 1 AREA (sqm)	5,160.7
SITE 2 AREA (sqm)	1,161.0
SITE TOTAL AREA (sqm)	6,321.7
TOTAL PROPOSED GFA	5,040

FSR 0.8:1 of site area, 6,321.7sqm included the RE1 zone (previous R4 zone)	5,057.4
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TOTAL DEEP SOIL

TOTAL SITE 1 AREA	5,160.7
DEEP SOIL LANDSCAPE AREA	1,570
MINIUMUM REQUIREMENT DCP	30%
MINIUMUM REQUIREMENT ADG	7%
TOTAL	30%

TOTAL COMMUNAL OPEN SPACE

TOTAL SITE 1 AREA	5,160.7
COMMUNAL P.O.S. AREA	1,306
MINIUMUM REQUIREMENT ADG	25%
TOTAL	25%

TOTAL LANDSCAPE AREA

TOTAL SITE 1 AREA	5,160.7
TOTAL LANDSCAPE AREA	2,345
TOTAL	45%

UNIT SCHEDULE (qty)

UNIT NO.	STUDIO	1 BED 1 BATH	2 BED 2 BATH	3 BED 2 BATH	TOTAL	ADAPTABLE	LIVABLE
A.G01 A	1				10		1
A.G01 B	1						
A.G02 A		1					
A.G02 B	1						
A.G03	1						
A.G04		1					
A.G05 A	1						
A.G05 B	1						
A.G06				1			
A.G07				1			

B.G01 A	1				11		1
B.G01 B	1						
B.G02 A		1					
B.G02 B	1						
B.G03 A		1					
B.G03 B		1					
B.G04		1					
B.G05 A	1						
B.G05 B	1						
B.G06				1			
B.G07				1			

A.101 A				1	12		
A.102 A	1						
A.102 B		1					
A.103 A		1				1	
A.103 B		1					
A.104 A		1					
A.104 B	1						
A.105		1				1	1
A.106				1			
A.107				1			
A.108		1				1	1
A.109				1			

B.101 A				1	12		
B.102 A	1						
B.102 B		1				1	
B.103 A		1					
B.103 B		1					
B.104 A		1					
B.104 B	1						
B.105		1				1	1
B.106				1			
B.107				1			
B.108		1				1	1
B.109				1			

A.201 A				1	12		
A.202 A	1						
A.202 B		1				1	
A.203 A		1					
A.203 B		1					
A.204 A		1					
A.204 B	1						
A.205		1				1	1
A.206				1			
A.207				1			
A.208		1				1	1
A.209				1			

B.201 A				1	12		
B.202 A	1						
B.202 B		1				1	
B.203 A		1					
B.203 B		1					
B.204 A		1					
B.204 B	1						
B.205		1				1	1
B.206				1			
B.207				1			
B.208		1				1	1
B.209				1			

A.301				1	1		1
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B.301				1	1		
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TOTAL UNITS (qty)	19	30	9	13	71	8	15
UNIT MIX (%)	27%	42%	13%	18%	100%	11.3%	21.1%

AREA SCHEDULE (m²)

UNIT	PRIVATE OPEN SPACE	TOTAL	MIN. UNIT	MIN. PRIVATE OPEN SPACE
36	15	51	35	15
41	15	56	35	15
51	16	67	50	15
35	15	50	35	15
35	15	50	35	15
50	22	72	50	15
38	15	53	35	15
39	15	54	35	15
95	15	110	95	15
102	15	117	95	15

36	15	51	35	15
41	15	56	35	15
51	16	67	50	15
35	15	50	35	15
51	20	71	50	15
58	19	77	50	15
50	22	72	50	15
38	16	54	35	15
39	16	55	35	15
95	15	110	95	15
110	15	125	95	15

76	10	86	75	10
36	7	43	35	4
53	8	61	50	8
50	9	59	50	8
50	9	59	50	8
51	8	59	50	8
35	6	41	35	4
51	10	61	50	8
95	12	107	95	12
95	12	107	95	12
52	9	61	50	8
81	10	91	75	10

75	11	86	75	10
35	7	42	35	4
53	8	61	50	8
50	9	59	50	8
50	9	59	50	8
51	8	59	50	8
35	6	41	35	4
52	8	60	50	8
95	12	107	95	12
95	12	107	95	12
52	8	60	50	8
81	10	91	75	10

76	10	86	75	10
36	7	43	35	4
53	8	61	50	8
50	9	59	50	8
50	9	59	50	8
51	8	59	50	8
35	6	41	35	4
51	10	61	50	8
95	12	107	95	12
79	31	110	75	10
52	8	60	50	8
81	10	91	75	10

75	10	85	75	10
35	7	42	35	4
53	8	61	50	8
50	9	59	50	8
50	9	59	50	8
51	8	59	50	8
35	6	41	35	4
51	10	61	50	8
95	12	107	95	12
95	12	107	95	12
52	8	60	50	8
81	10	91	75	10

136	68	204	95	12
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136	68	204	95	12
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TOTAL UNITS (qty)	19	30	9	13	71	8	15
UNIT MIX (%)	27%	42%	13%	18%	100%	11.3%	21.1%

STORAGE SCHEDULE (m³)

WITHIN UNIT	OUTSIDE OF UNIT	TOTAL	MIN REQ	% OF MIN REQUIRED WITHIN UNIT
2.2	3	5.2	4	55%
2.9	3	5.9	4	73%
3	3	6	6	50%
2.4	3	5.4	4	60%
5	0	5	4	125%
6	0	6	6	100%
4.2	0	4.2	4	105%
4	0	4	4	100%
7.5	3	10.5	10	75%
13.5	0	13.5	10	135%

2.2	3	5.2	4	55%
2.9	3	5.9	4	73%
3	3	6	6	50%
2.4	3	5.4	4	60%
6.3	0	6.3	6	105%
3.4	3	6.4	6	57%
6	0	6	6	100%
4.2	0	4.2	4	105%
4	0	4	4	100%
7.5	3	10.5	10	75%
13.5	0	13.5	10	135%

5.7	3	8.7	8	71%
4.5	0	4.5	4	113%
6.8	0	6.8	6	113%
6.8	0	6.8	6	113%
6.4	0	6.4	6	107%
3	3	6	6	50%
2.4	3	5.4	4	60%
3	3	6	6	50%
6.5	5	11.5	10	65%
7.5	3	10.5	10	75%
6.3	0	6.3	6	105%
9.8	0	9.8	8	123%

5.7	3	8.7	8	71%
4.5	0	4.5	4	113%
6.8	0	6.8	6	113%
6.8	0	6.8	6	113%
6.4	0	6.4	6	107%
3	3	6	6	50%
2.4	3	5.4	4	60%
6.3	0	6.3	6	105%
6.5	5	11.5	10	65%
7.5	3	10.5	10	75%
3	3	6	6	50%
9.8	0	9.8	8	123%

5.7	3	8.7	8	71%
4.5	0	4.5	4	113%
6.8	0	6.8	6	113%
6.8	0	6.8	6	113%
6.4	0	6.4	6	107%
3	3	6	6	50%
2.4	3	5.4	4	60%
3	3	6	6	50%
6.5	5	11.5	10	65%
7.3	3	10.3	8	91%
6.3	0	6.3	6	105%
9.8	0	9.8	8	123%

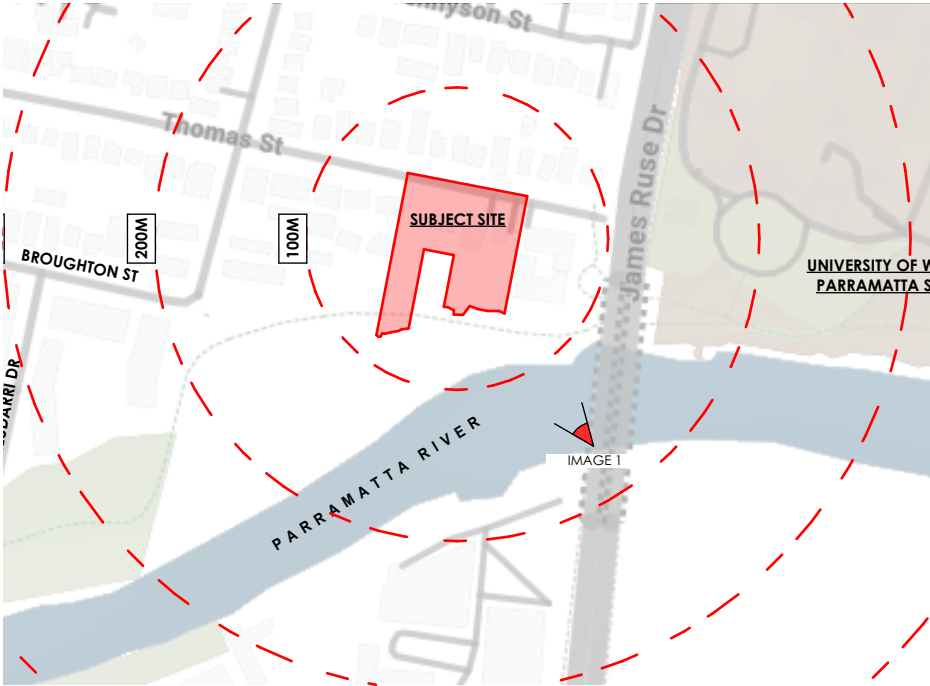
5.7	3	8.7	8	71%
4.5	0	4.5	4	113%
6.8	0	6.8	6	113%
6.8	0	6.8	6	113%
6.4	0	6.4	6	107%
3	3	6	6	50%



1 VIEW FROM JAMES RUSE DRIVE BRIDGE WITH PROPOSED DEVELOPMENT BEHIND THE TREES



2 IMAGE SHOWING THE BUILDINGS BEHIND THE TREES



3 LOCATION PLAN
1:5000



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85 TO 91 THOMAS STREET,
PARRAMATTA**
DRAWING TITLE:
PERSPECTIVES

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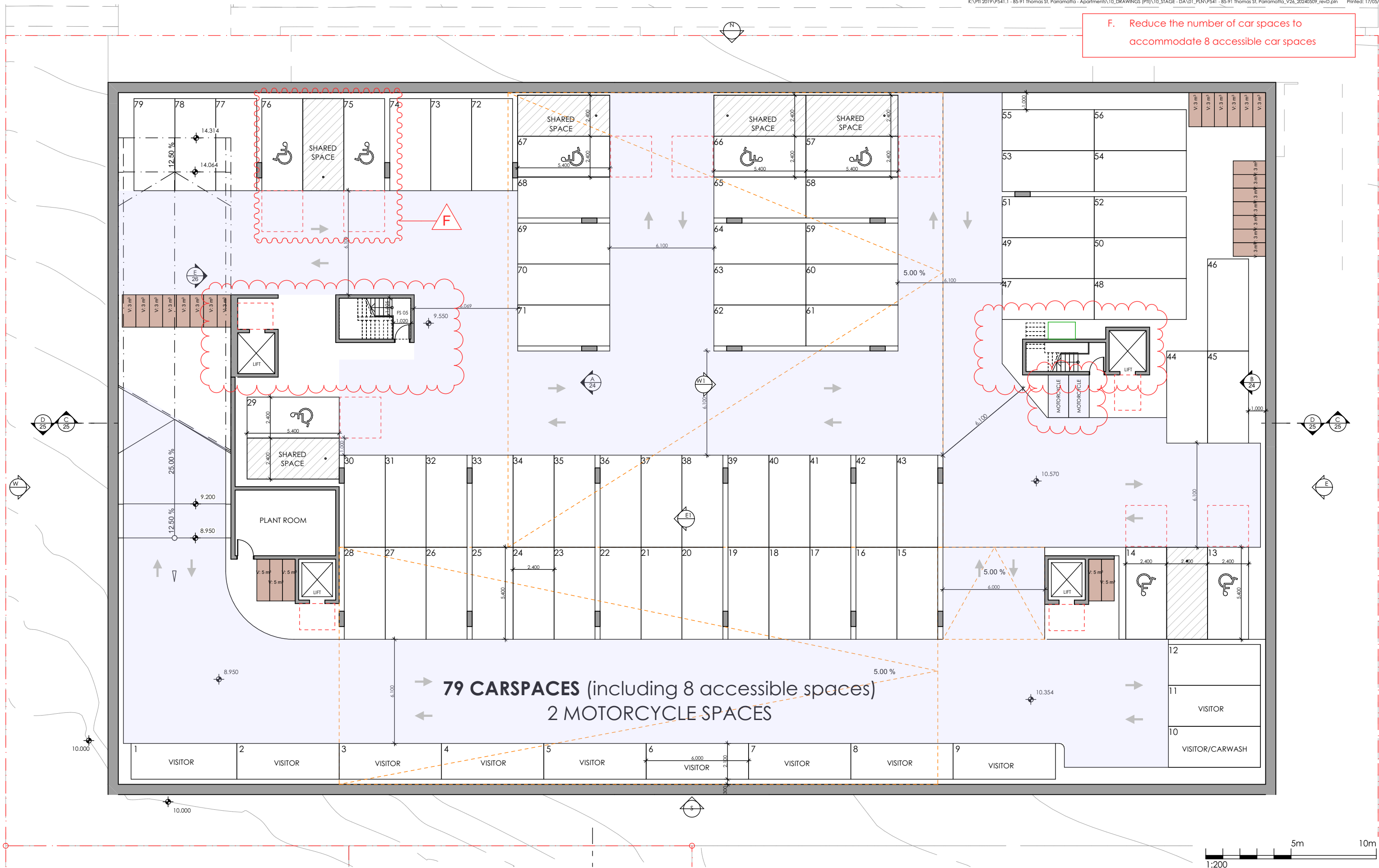
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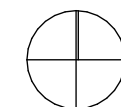
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85 TO 91 THOMAS STREET,
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DRAWING TITLE:
PERSPECTIVES

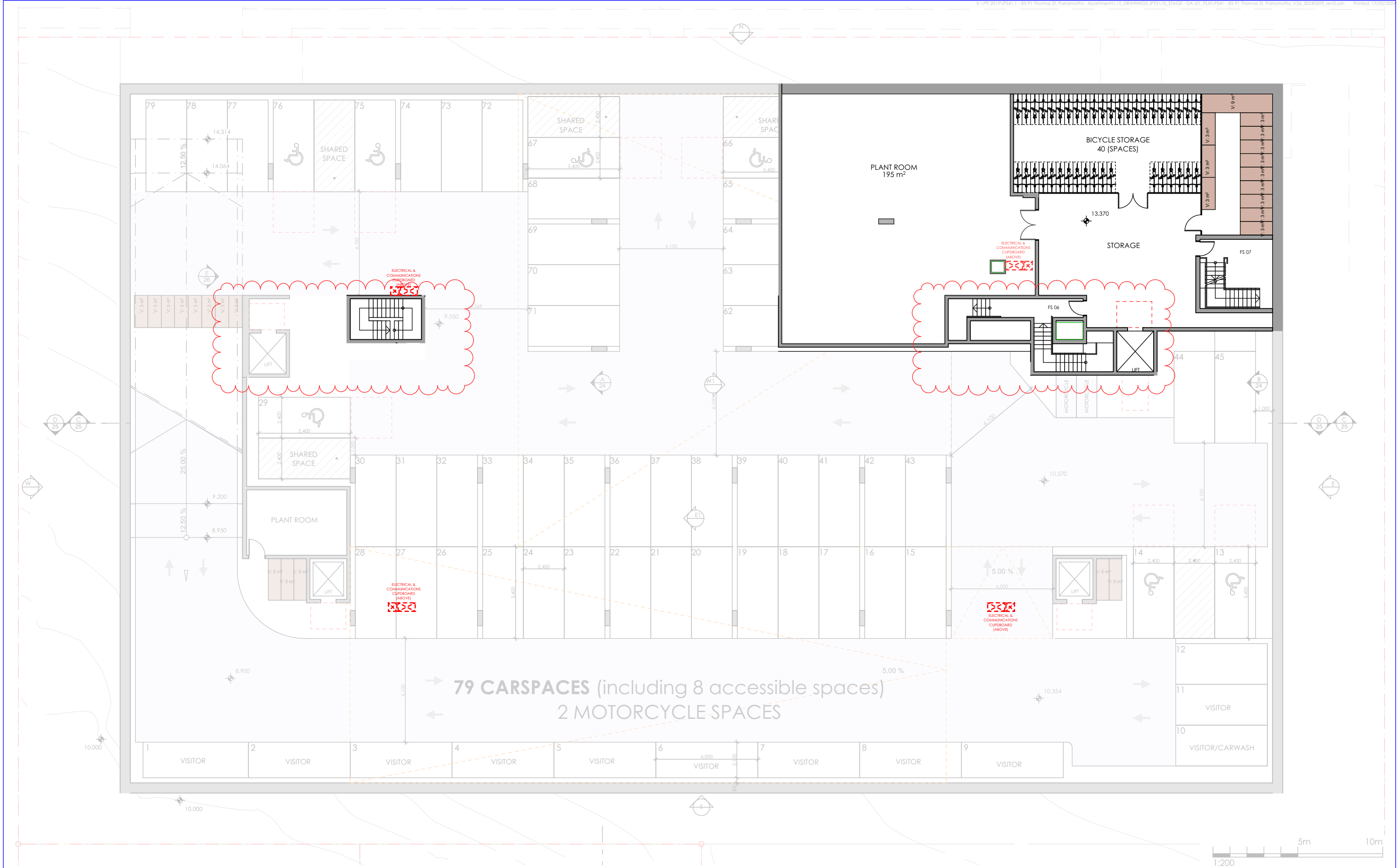
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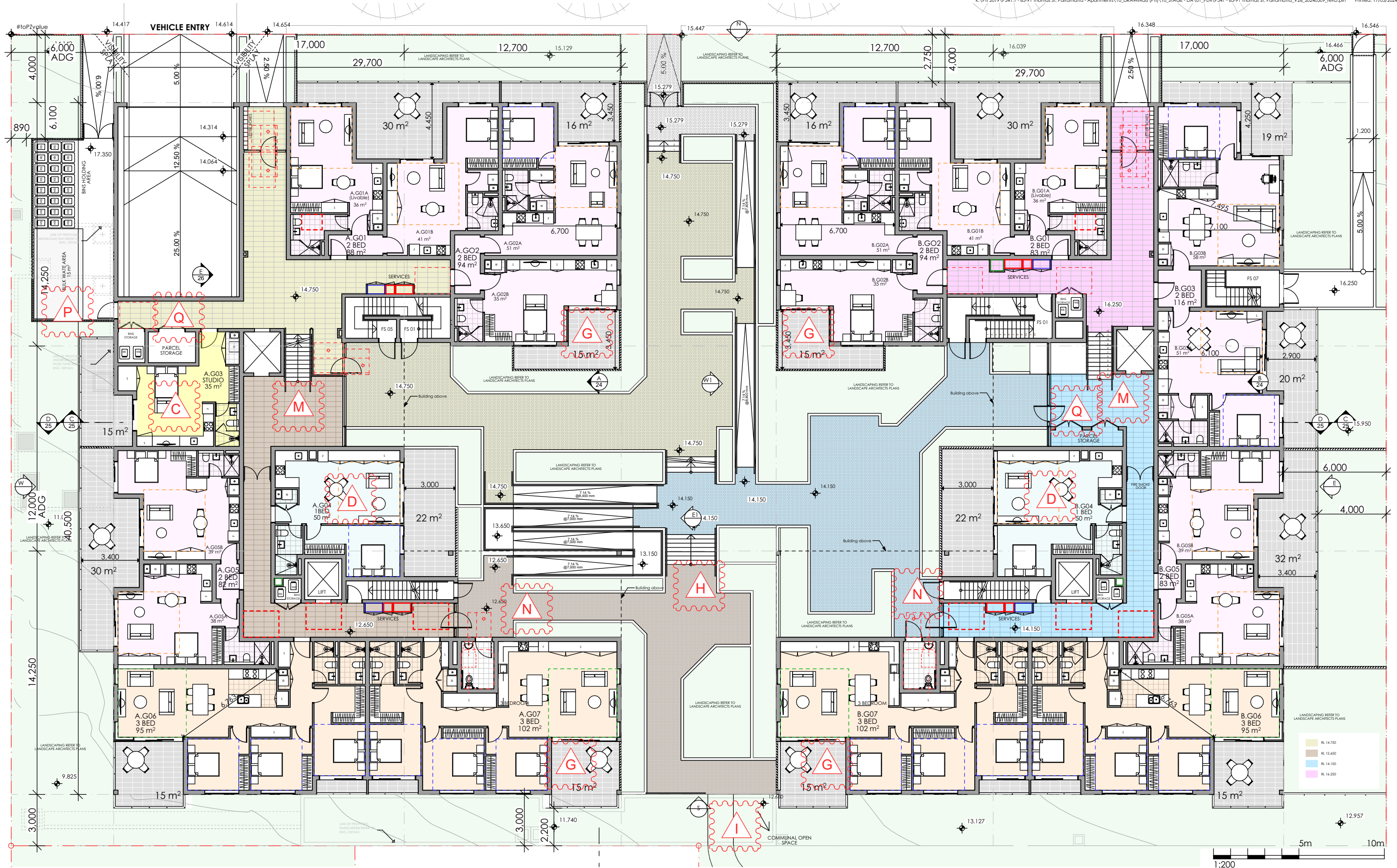
F. Reduce the number of car spaces to accommodate 8 accessible car spaces



79 CARSPACES (including 8 accessible spaces)
2 MOTORCYCLE SPACES







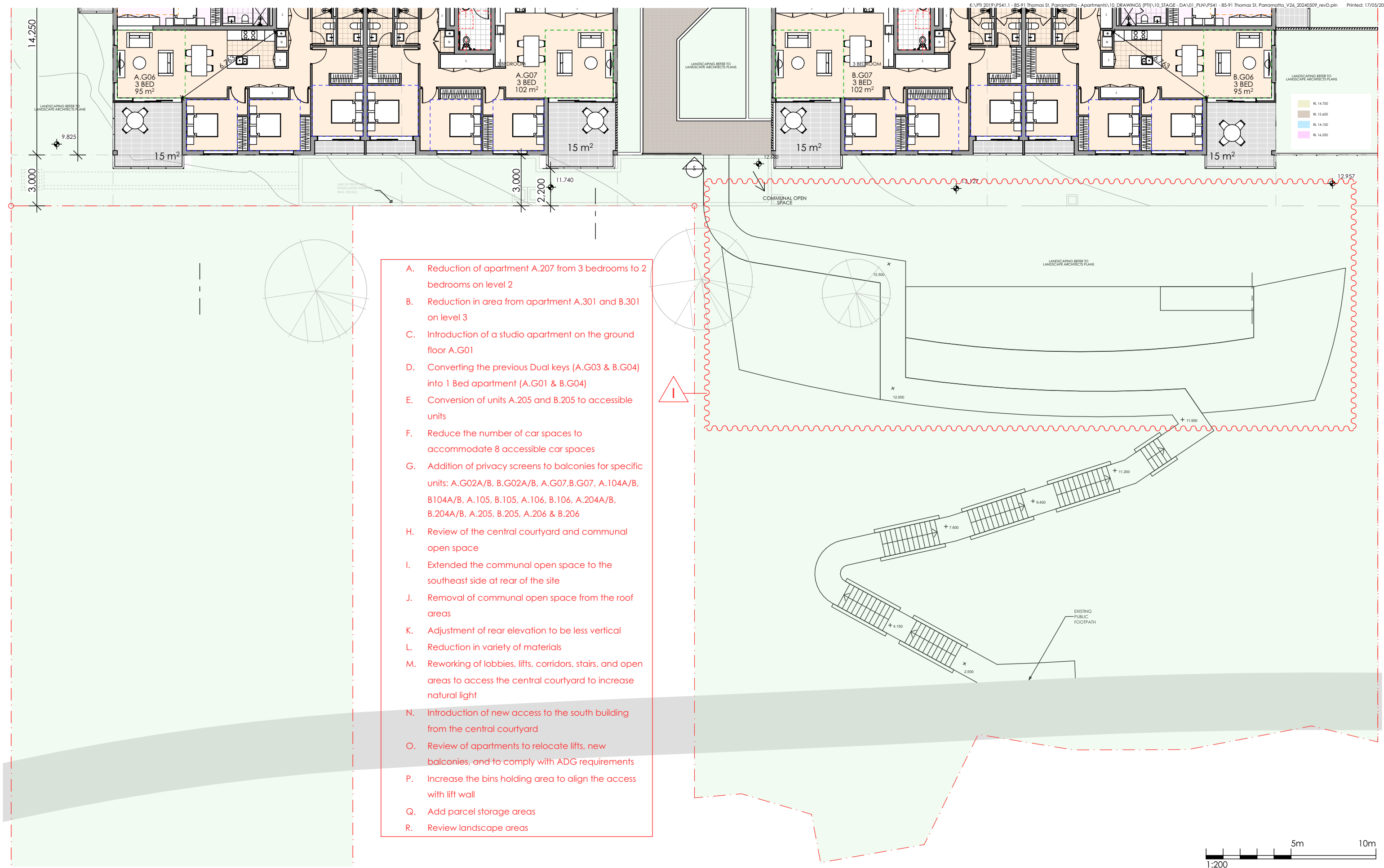
Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
Parramatta Office: Level 14, 3 Parramatta Square, 153 Macquarie St, NSW 2150
+ 61 2 9283 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

REV	DESCRIPTION	BY	DATE
A	ISSUE FOR DA	JORGE	05/05/2023
B	ISSUE FOR DA	JORGE	09/10/2023
C	ISSUE FOR DA	JORGE	25/01/2024
D	ISSUE FOR DA	JORGE	16/05/2024

CLIENT:
CENTURY 888 PTY LTD

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENTS
85 TO 91 THOMAS STREET,
PARRAMATTA
DRAWING TITLE:
GROUND FLOOR PLAN (1)

NORTH POINT:
DRAWN BY: JR
CHECKED BY: PI
SCALE: 1:200 AT A3
PROJECT NO: P541
DA stage.
16 dwg no.
D revision



REV	DESCRIPTION	BY	DATE
A	ISSUE FOR DA	JORGE	05/05/2023
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D	ISSUE FOR DA	JORGE	16/05/2024

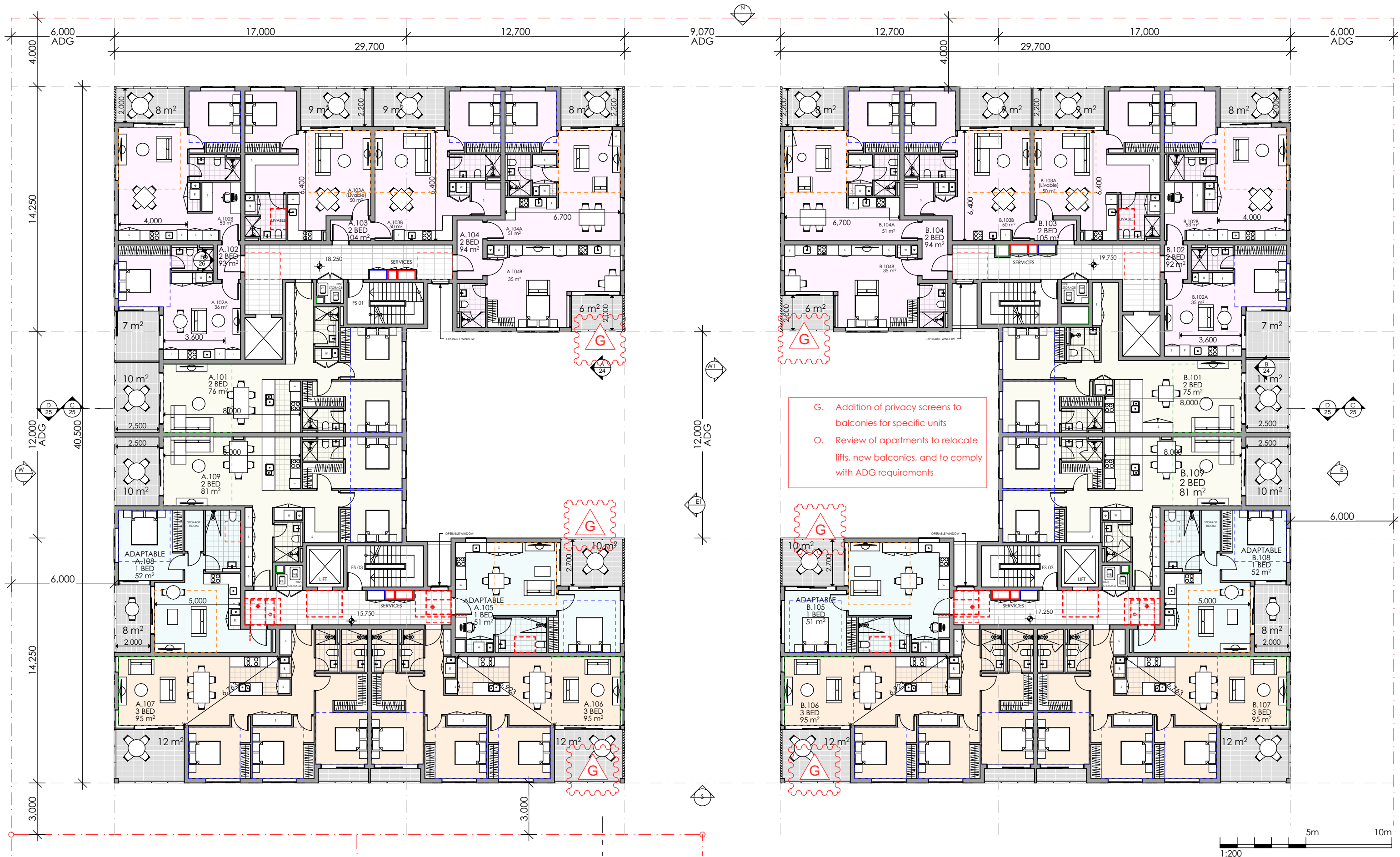
CLIENT:
CENTURY 888 PTY LTD

PROJECT TITLE:
**PROPOSED RESIDENTIAL APARTMENTS
85 TO 91 THOMAS STREET,
PARRAMATTA**
DRAWING TITLE:
GROUND FLOOR PLAN (2)

NORTH POINT:

DRAWN BY: JR
CHECKED BY: PI
SCALE: 1:200 AT A3
PROJECT No: P541

DA stage.
17 dwg no.
D revision



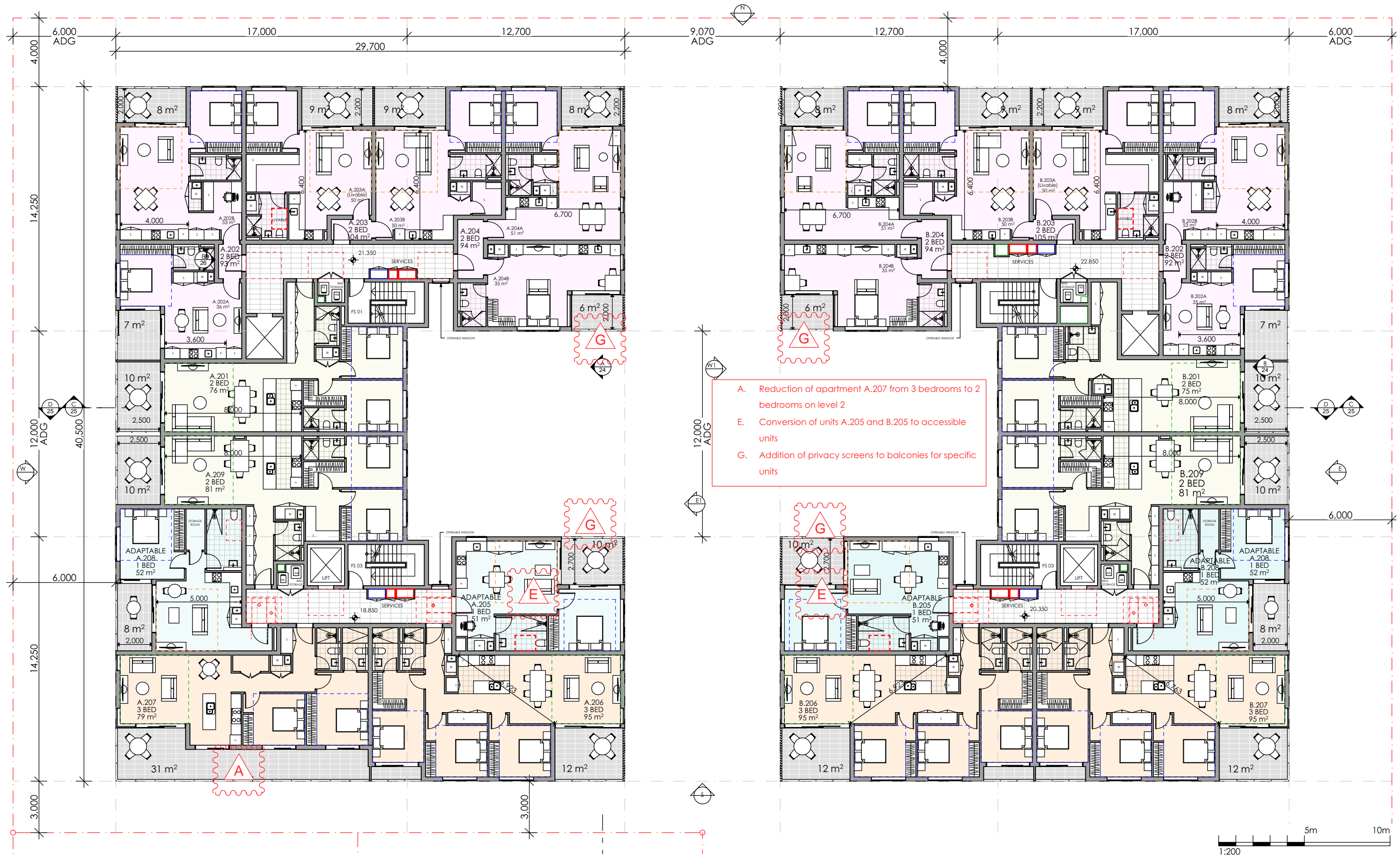
G. Addition of privacy screens to balconies for specific units
O. Review of apartments to relocate lifts, new balconies, and to comply with ADG requirements

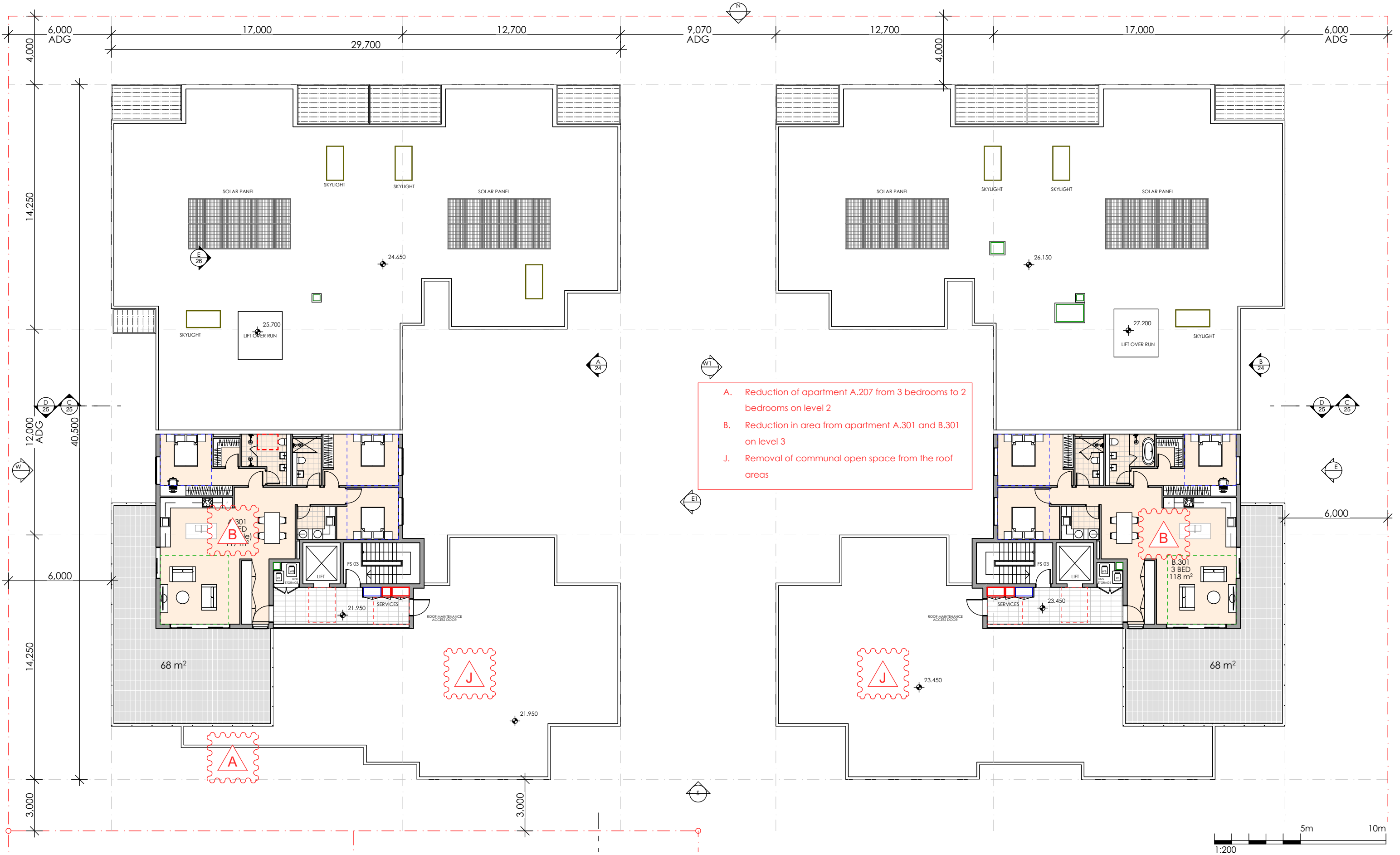
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CENTURY 888 PTY LTD

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENTS
85 TO 91 THOMAS STREET,
PARRAMATTA
DRAWING TITLE:
LEVEL 1 FLOOR PLAN

NORTH POINT:
DRAWN BY: JR
CHECKED BY: PI
SCALE: 1:200 AT A3
PROJECT NO: P541
DA stage.
18 dwg no.
D revision



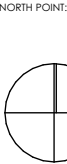




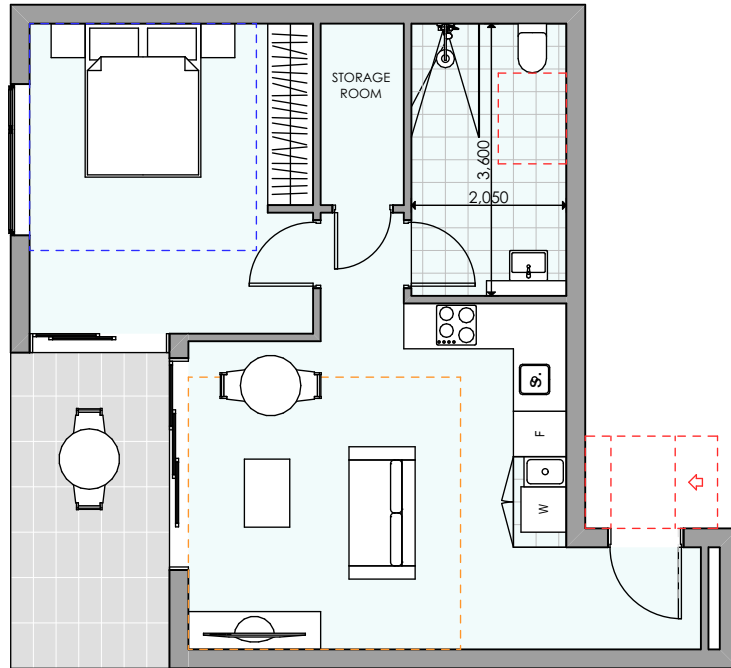
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CLIENT:
CENTURY 888 PTY LTD

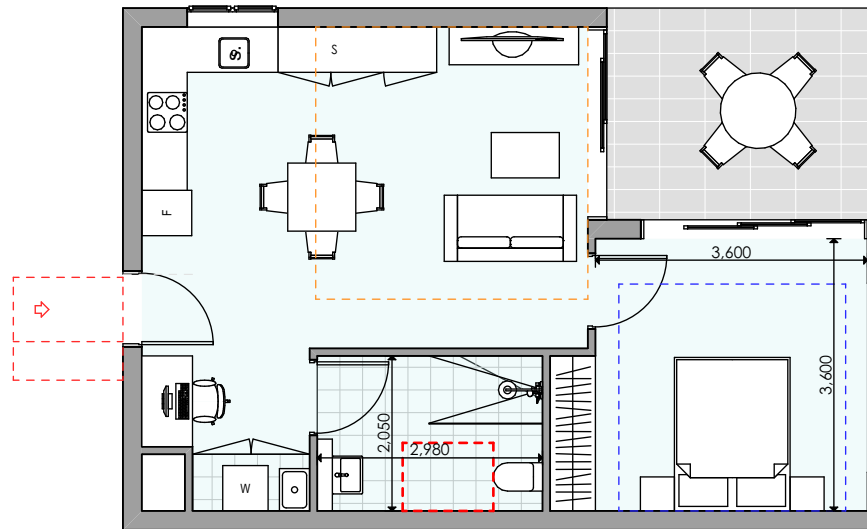
PROJECT TITLE:
**PROPOSED RESIDENTIAL APARTMENTS
85 TO 91 THOMAS STREET,
PARRAMATTA**
DRAWING TITLE:
ROOF FLOOR PLAN



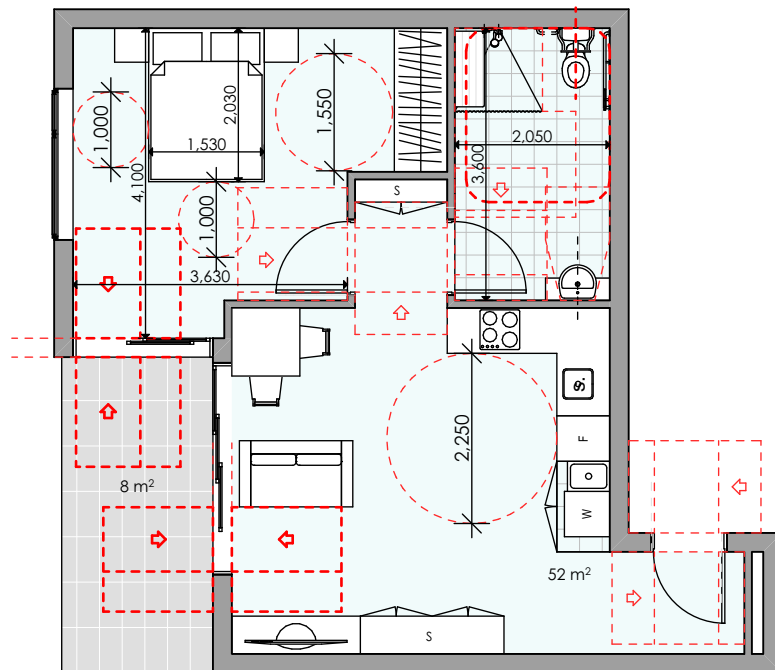
DRAWN BY: JR
CHECKED BY: PI
SCALE: 1:200 AT A3
PROJECT No: P541
DA stage.
21 dwg no.
D revision



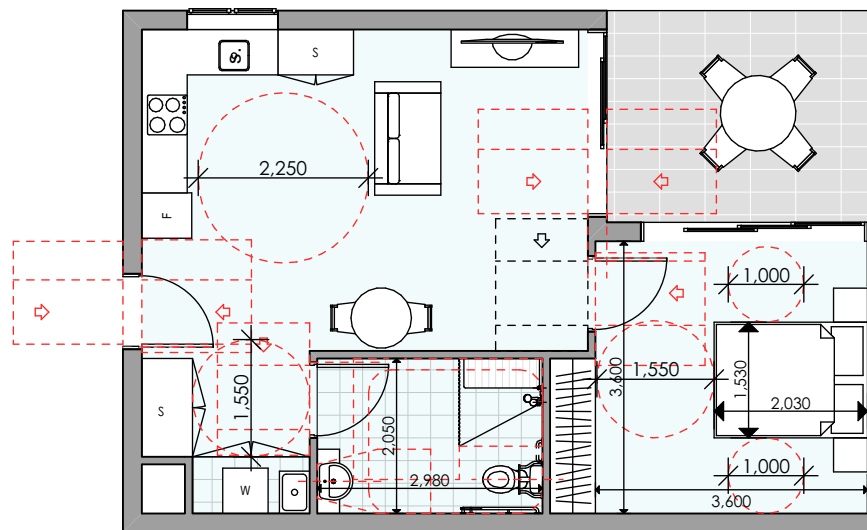
1 PRE-ADAPTABLES LYOUT 1 BED
1:100



3 PRE-ADAPTABLE LAYOUT 1 BED
1:100



2 POS-ADAPTABLE LAYOUT 1 BED
1:100

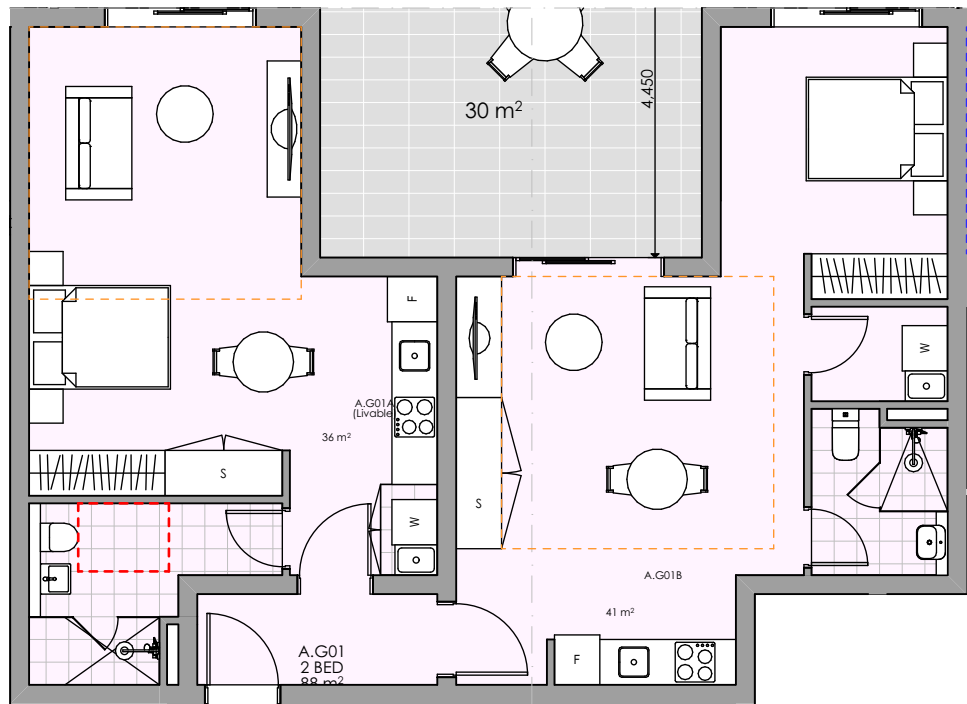


4 POS-ADAPTABLE LAYOUT 1 BED
1:100

UNITS A108 & A208, MIRROR IMAGE FOR B108 & B208

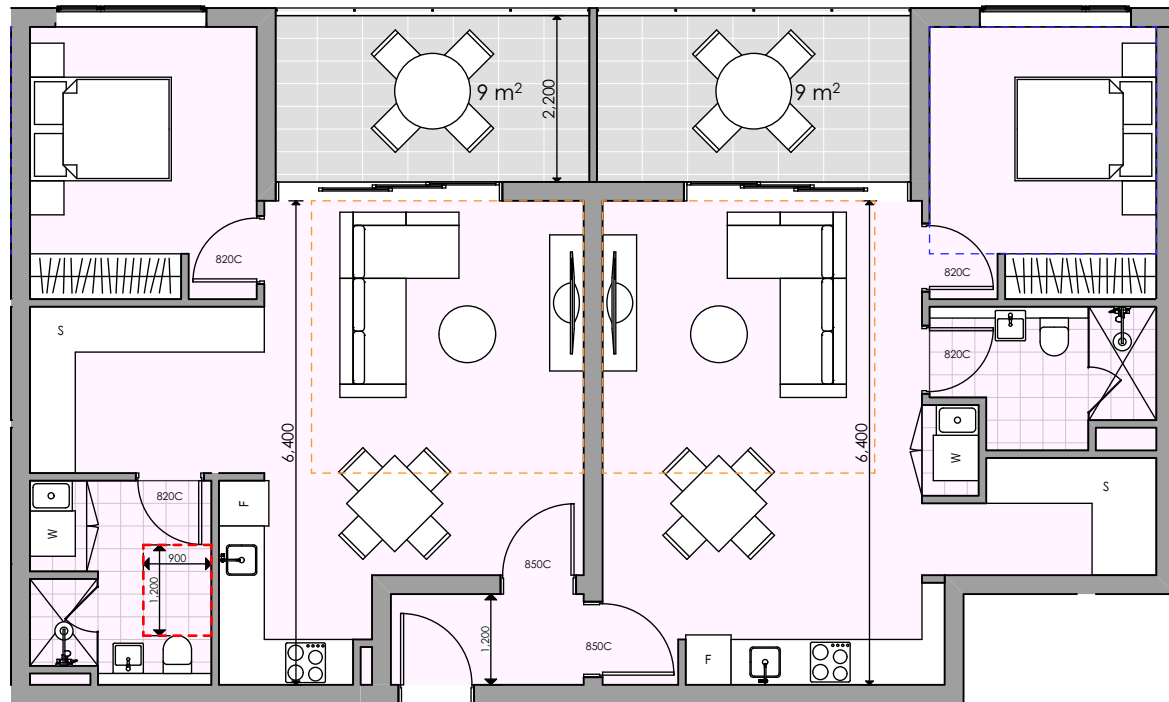
UNITS A105 & A205, MIRROR IMAGE FOR B105 & B205





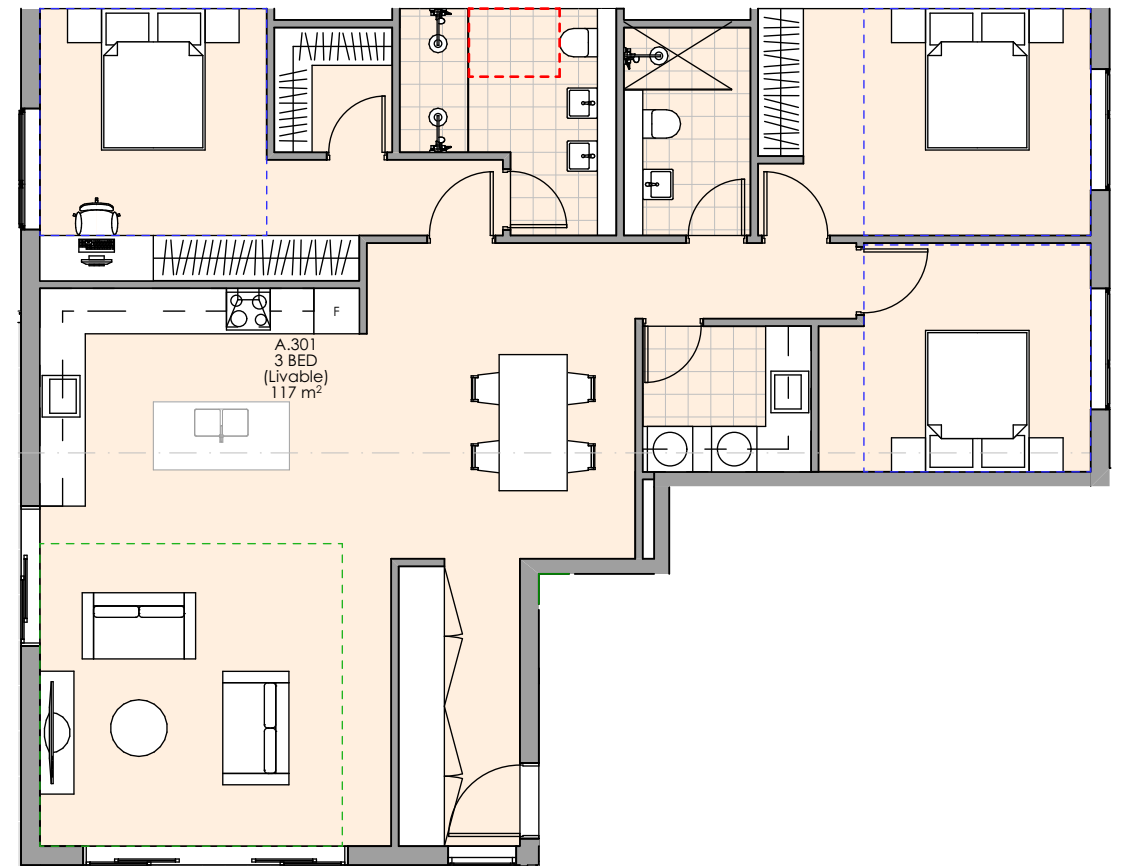
1 SILVER LIVABLE LAYOUT STUDIO
1:100

UNITS A.G01A, MIRROR IMAGE FOR B.G01A



2 SILVER LIVABLE LAYOUT 1 BED
1:100

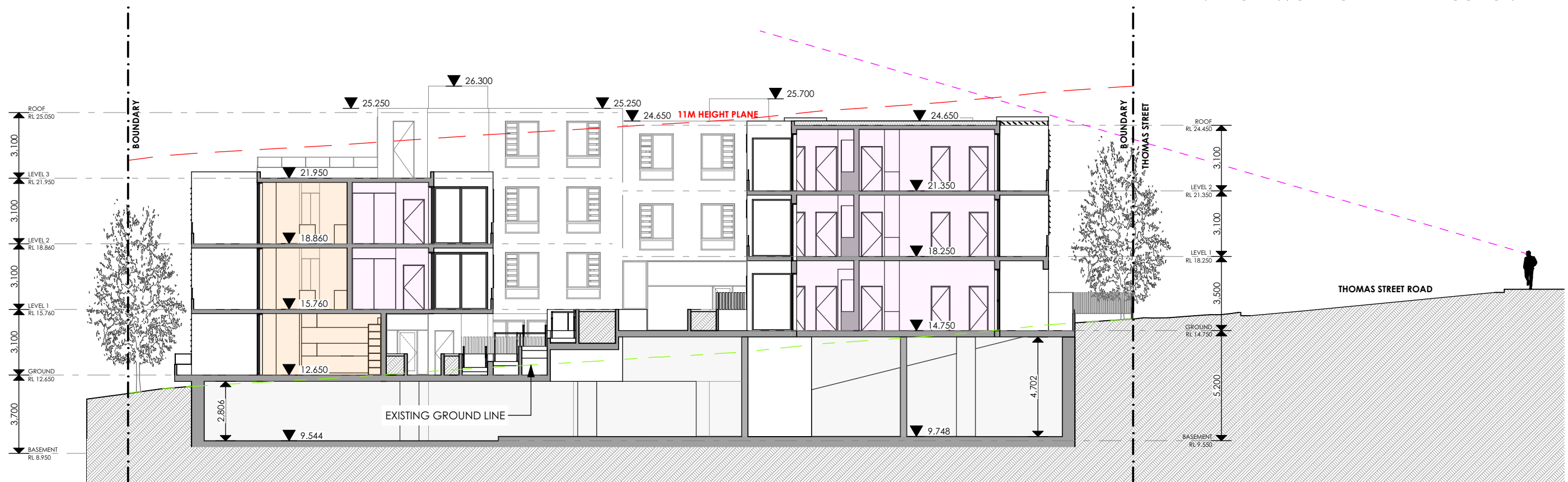
UNITS A103 & A203, MIRROR IMAGE FOR B103 & B203



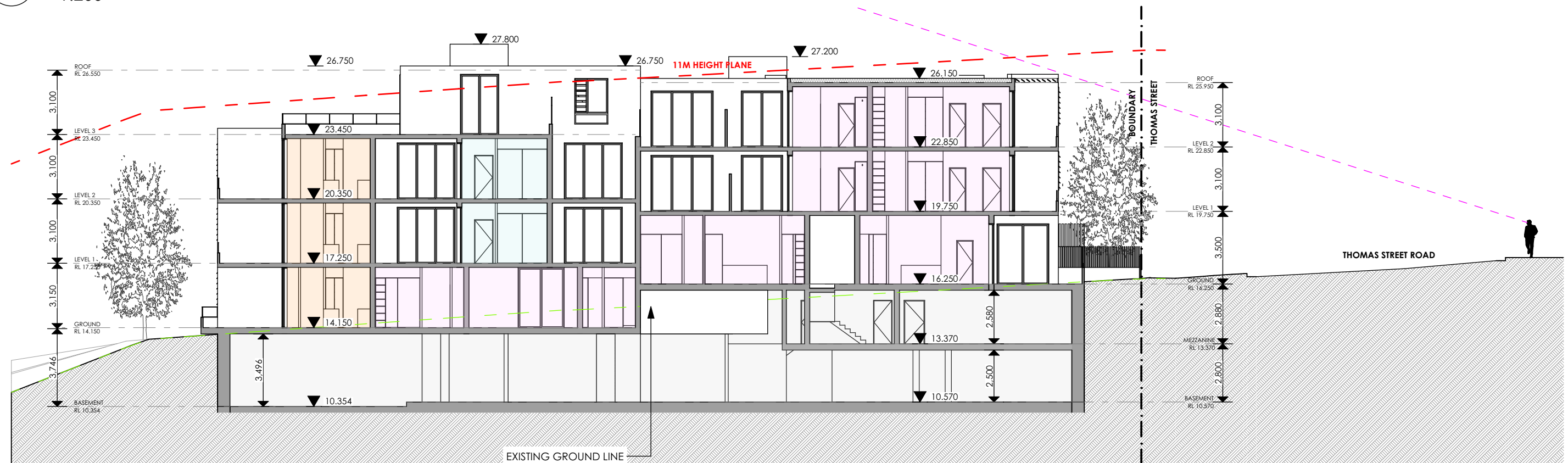
3 SILVER LIVABLE LAYOUT3 BED
1:100

UNITS A.301



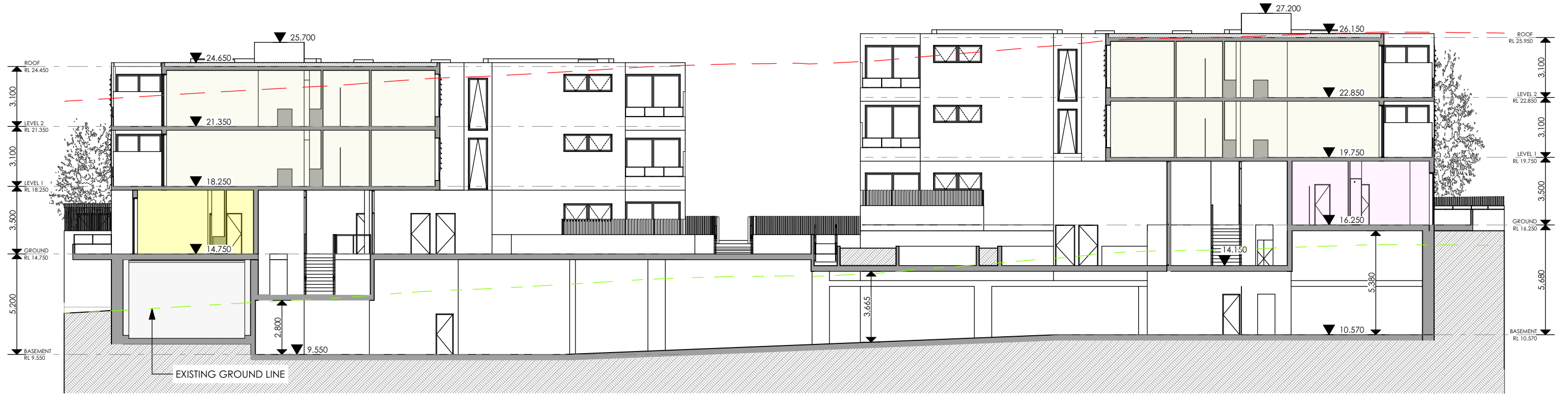


1 SECTION A
1:200

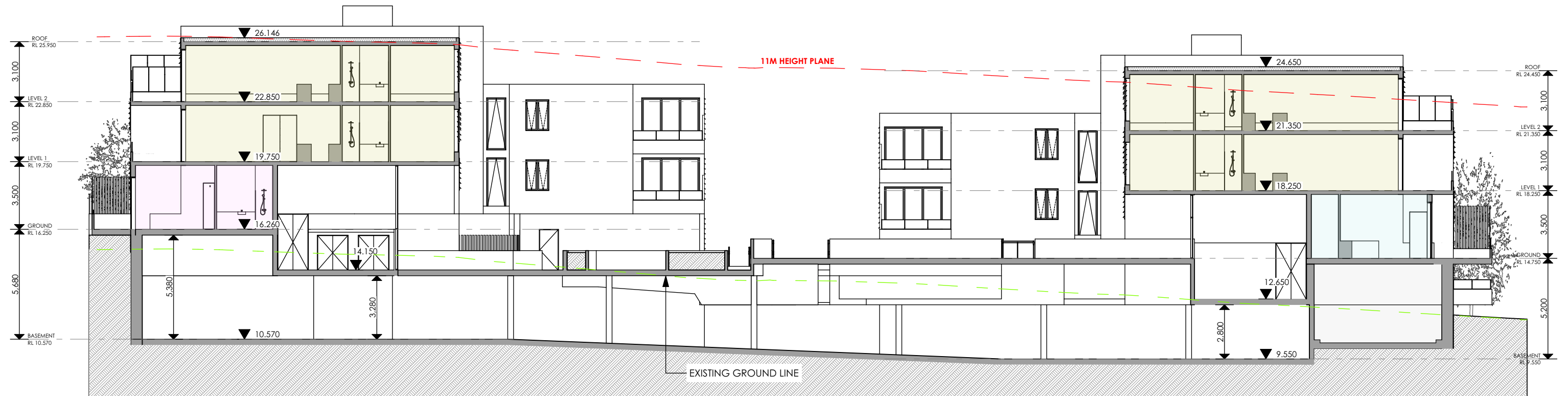


2 SECTION B
1:200

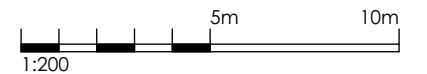


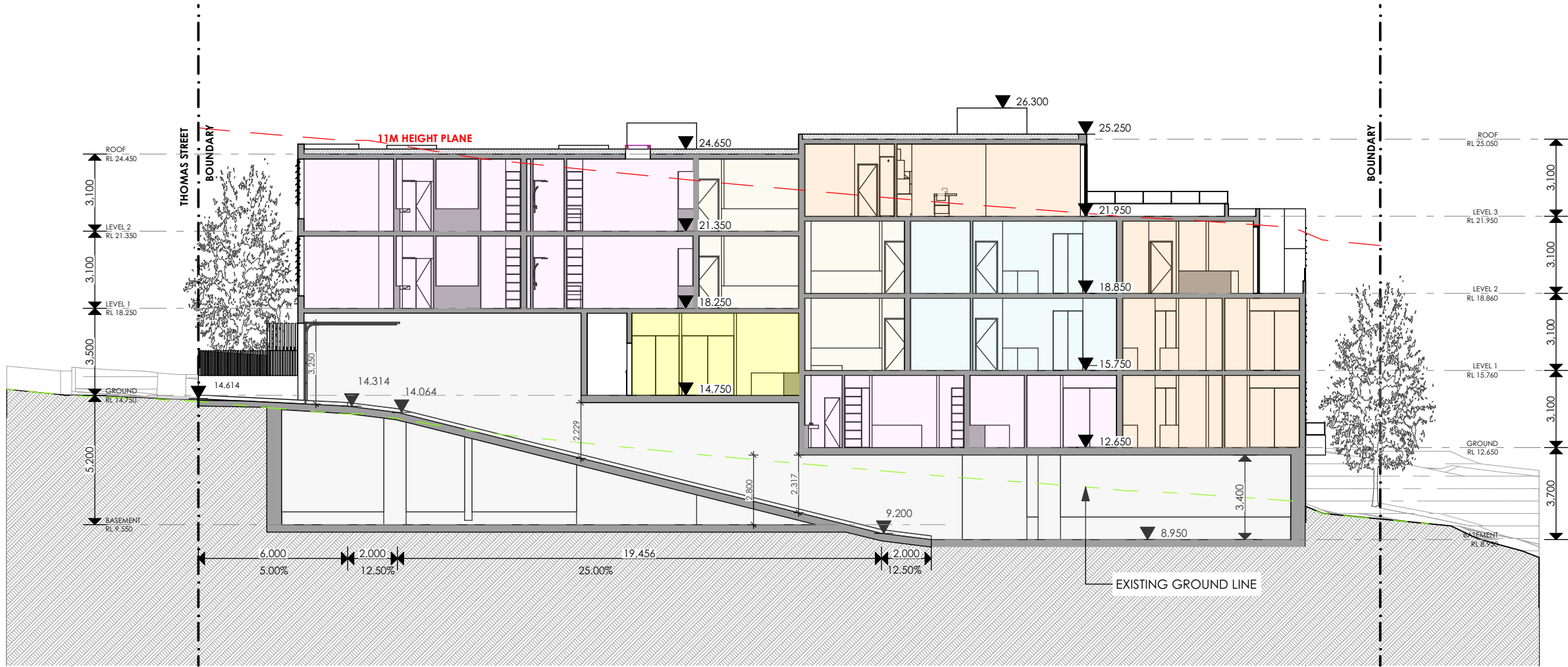


1 SECTION C
1:200



2 SECTION D
1:200





1 SECTION E
1:200





01) - TIMBER LOOKS WALL CLADDING



02) - LIGHT GREY RENDER



03) - POWDER PRIVATE COATED PRIVACY SCREEN
COLOUR - MONUMENT



04) - GLASS BALUSTRADE
COLOUR - CLEAR



05) - OBSCURE PRIVACY CLAZING



06) - POWDER COATED ALUMINIUM
DOOR AND WINDOW FRAME
COLOUR: MONUMENT



07) - POWDER COATED ALUMINIUM
FROSTED LOUVERED WINDOW FRAME
COLOUR: MONUMENT

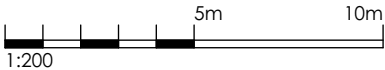


08) - ALUMINIUM BLADE FENCING
COLOUR: MONUMENT



09) - POWDER COATED ALUMINIUM
CLEAR GLASS LOUVERED WINDOWS
COLOUR: MONUMENT

10) - STEEL DOOR
COLOUR: MONUMENT



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CLIENT:
CENTURY 888 PTY LTD

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENTS
85 TO 91 THOMAS STREET,
PARRAMATTA
DRAWING TITLE:
NORTH ELEVATION

DRAWN BY: JR
CHECKED BY: PI
SCALE: 1:200 AT A3
PROJECT No: P541

DA 27 D
stage. dwg no. revision



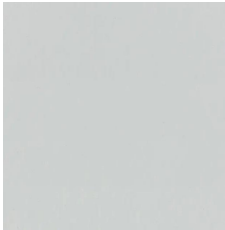
1 SOUTH ELEVATION
1:200

K. Adjustment of rear elevation to be less vertical
L. Reduce the variety of materials

01) - TIMBER LOOKS WALL CLADDING



02) - LIGHT GREY RENDER



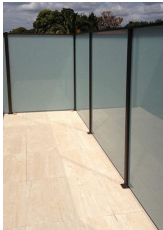
03) - POWDER PRIVATE COATED PRIVACY SCREEN
COLOUR - MONUMENT



04) - GLASS BALUSTRADE
COLOUR - CLEAR



05) - OBSCURE PRIVACY CLAZING



06) - POWDER COATED ALUMINIUM
DOOR AND WINDOW FRAME
COLOUR: MONUMENT



07) - POWDER COATED ALUMINIUM
FROSTED LOUVERED WINDOW FRAME
COLOUR: MONUMENT

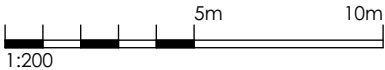


08) - ALUMINIUM BLADE FENCING
COLOUR: MONUMENT



09) - POWDER COATED ALUMINIUM
CLEAR GLASS LOUVERED WINDOWS
COLOUR: MONUMENT

10) - STEEL DOOR
COLOUR: MONUMENT



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CLIENT:
CENTURY 888 PTY LTD

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENTS
85 TO 91 THOMAS STREET,
PARRAMATTA
DRAWING TITLE:
SOUTH ELEVATION

DRAWN BY: JR
CHECKED BY: PI
SCALE: 1:200 AT A3
PROJECT No: P541

DA 28 D
stage. dwg no. revision

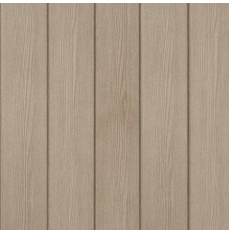


1 E SOUTH ELEVATION
1:200

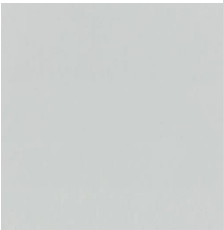


2 E1 SOUTH ELEVATION
1:200

01) - TIMBER LOOKS WALL CLADDING



02) - LIGHT GREY RENDER



03) - POWDER PRIVATE COATED PRIVACY SCREEN
COLOUR - MONUMENT



04) - GLASS BALUSTRADE
COLOUR - CLEAR



05) - OBSOURE PRIVACY CLAZING



06) - POWDER COATED ALUMINIUM
DOOR AND WINDOW FRAME
COLOUR: MONUMENT



07) - POWDER COATED ALUMINIUM
FROSTED LOUVERED WINDOW FRAME
COLOUR: MONUMENT



08) - ALUMINIUM BLADE FENCING
COLOUR: MONUMENT

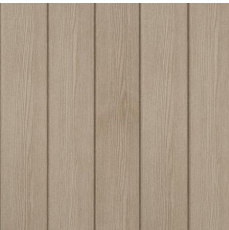


09) - POWDER COATED ALUMINIUM
CLEAR GLASS LOUVERED WINDOWS
COLOUR: MONUMENT

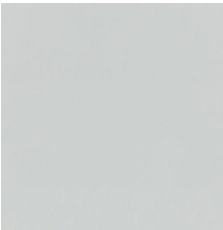
10) - STEEL DOOR
COLOUR: MONUMENT



01) - TIMBER LOOKS WALL CLADDING



02) - LIGHT GREY RENDER



03) - POWDER PRIVATE COATED PRIVACY SCREEN
COLOUR - MONUMENT



04) - GLASS BALUSTRADE
COLOUR - CLEAR



05) - OBSCURE PRIVACY CLAZING



06) - POWDER COATED ALUMINIUM
DOOR AND WINDOW FRAME
COLOUR: MONUMENT



07) - POWDER COATED ALUMINIUM
FROSTED LOUVERED WINDOW FRAME
COLOUR: MONUMENT



08) - ALUMINIUM BLADE FENCING
COLOUR: MONUMENT

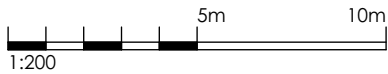


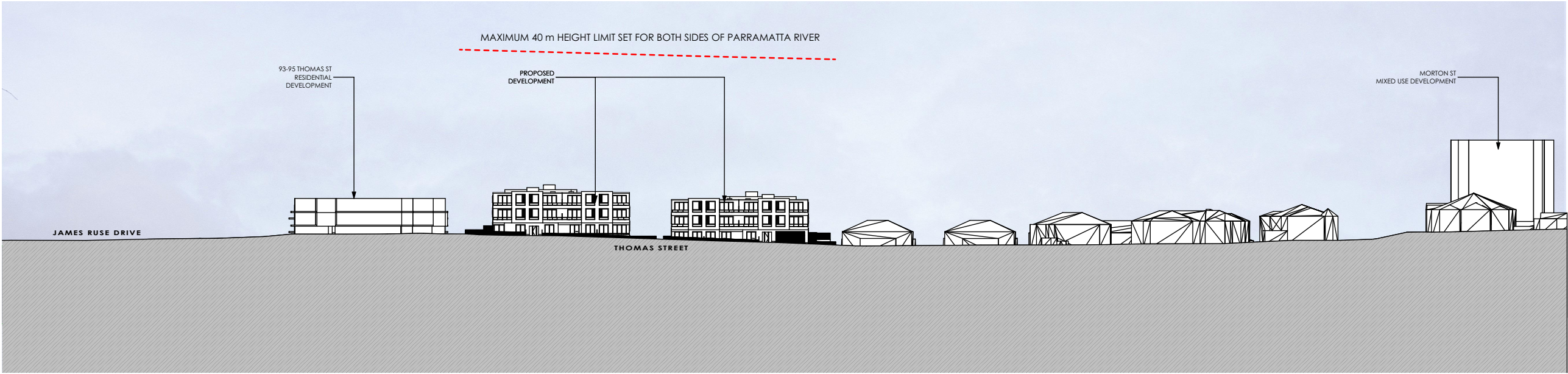
09) - POWDER COATED ALUMINIUM
CLEAR GLASS LOUVERED WINDOWS
COLOUR: MONUMENT

10) - STEEL DOOR
COLOUR: MONUMENT

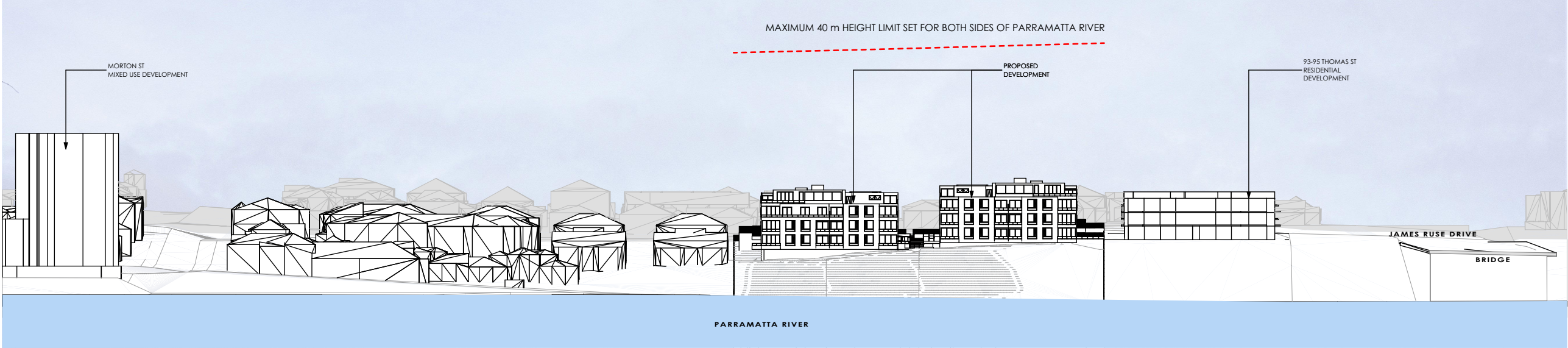


2 W1 SOUTH ELEVATION
1:200





1 NORTH ELEVATION
1:1000



2 SOUTH ELEVATION
1:1000



1 VFS 9 AM N.T.S.



2 VFS 10 AM N.T.S.



3 VFS 11 AM N.T.S.



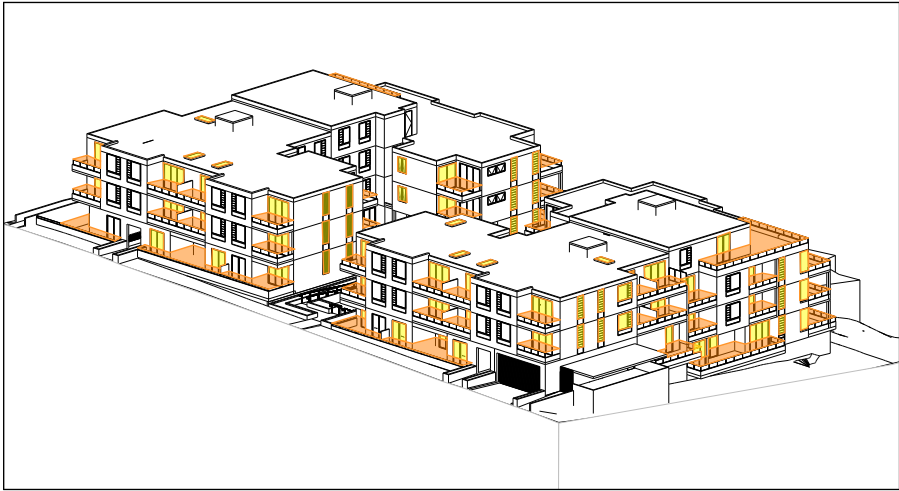
4 VFS 12 PM N.T.S.



5 VFS 1 PM N.T.S.



6 VFS 2 PM N.T.S.



7 VFS 3 PM N.T.S.

SOLAR ACCESS SUMMARY

DIRECT SUNLIGHT ON 21 JUNE			DIRECT SUNLIGHT ON 21 JUNE		
< 2 HOURS		2 OR MORE HOURS	< 2 HOURS		2 OR MORE HOURS
BUILDING A			BUILDING B		
GROUND FLOOR			GROUND FLOOR		
UNIT A.G01A	9AM-3PM		UNIT B.G01A	9AM-3PM	
UNIT A.G01B	9AM-3PM		UNIT B.G01B	9AM-3PM	
UNIT A.G02A	9AM-3PM		UNIT B.G02A	9AM-3PM	
UNIT A.G02B	9AM-12PM		UNIT B.G02B	1PM-2PM	
UNIT A.G03	2PM-3PM		UNIT B.G03A	9AM-10AM	
UNIT A.G04			UNIT B.G03B	9AM-3PM	
UNIT A.G05A	1PM-3PM		UNIT B.G04		
UNIT A.G05B	1PM-3PM		UNIT B.G05A	9AM-11AM	
UNIT A.G06	1PM-3PM		UNIT B.G05B	9AM-11AM	
UNIT A.G07	10AM-11AM		UNIT B.G06	9AM-11AM	
			UNIT B.G07	1PM-3PM	
LEVEL 1			LEVEL 1		
UNIT A.101	3PM		UNIT B.101	9AM	
UNIT A.102A	1PM-3PM		UNIT B.102A	9AM-11AM	
UNIT A.102B	9AM-3PM		UNIT B.102B	9AM-3PM	
UNIT A.103A	9AM-3PM		UNIT B.103A	9AM-3PM	
UNIT A.103B	9AM-3PM		UNIT B.103B	9AM-3PM	
UNIT A.104A	9AM-3PM		UNIT B.104A	9AM-3PM	
UNIT A.104B	9AM-11AM		UNIT B.104B	1PM-3PM	
UNIT A.105	10AM-1PM		UNIT B.105	11AM-3PM	
UNIT A.106	9AM-11AM		UNIT B.106	1PM-3PM	
UNIT A.107	1PM-3PM		UNIT B.107	9AM-11AM	
UNIT A.108	3PM		UNIT B.108	9AM	
UNIT A.109	3PM		UNIT B.109	9AM	
LEVEL 2			LEVEL 2		
UNIT A.201	1PM-3PM		UNIT B.201	9AM-11AM	
UNIT A.202A	1PM-3PM		UNIT B.202A	9AM-1PM	
UNIT A.202B	9AM-3PM		UNIT B.202B	9AM-3PM	
UNIT A.203A	9AM-3PM		UNIT B.203A	9AM-3PM	
UNIT A.203B	9AM-3PM		UNIT B.203B	9AM-3PM	
UNIT A.204A	9AM-3PM		UNIT B.204A	9AM-3PM	
UNIT A.204B	9AM-11AM		UNIT B.204B	1PM-3PM	
UNIT A.205	10AM-2PM		UNIT B.205	10AM-3PM	
UNIT A.206	9AM-11AM		UNIT B.206	1PM-3PM	
UNIT A.207	1PM-3PM		UNIT B.207	9AM-11AM	
UNIT A.208	2PM		UNIT B.208	9AM	
UNIT A.209	1PM-3PM		UNIT B.209	9AM-11AM	
LEVEL 3			LEVEL 3		
UNIT A.301	1PM-3PM		UNIT B.301	9AM-11AM	

80% OF ALL THE UNITS RECEIVE DIRECT SUNLIGHT FOR AT LEAST 2 HOURS TO THEIR LIVING AREAS IN MID WINTER AND 1% WITHOUT DIRECT SUNLIGHT

DIRECT SUNLIGHT LEGEND

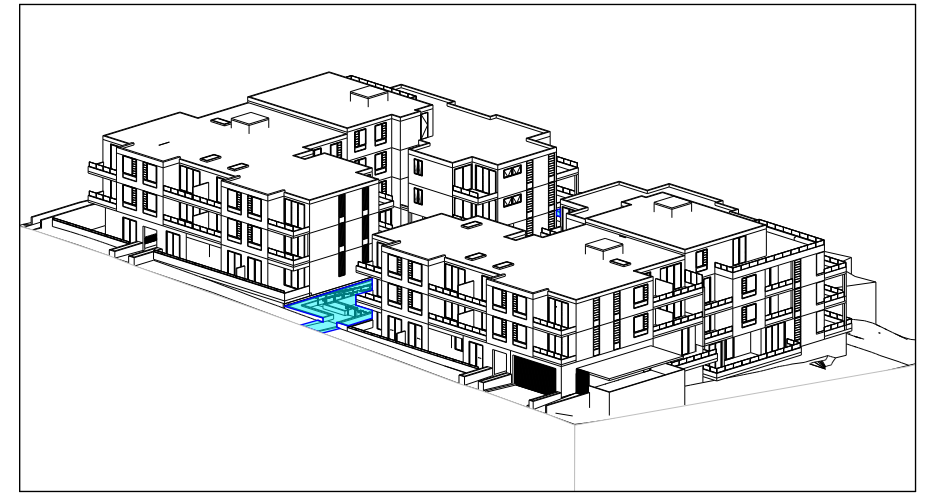
- PRIVATE OPEN SPACE WITH DIRECT SUNLIGHT 1M ABOVE FLOOR LEVEL
- LIVING ROOM WITH DIRECT SUNLIGHT 1M ABOVE FLOOR LEVEL



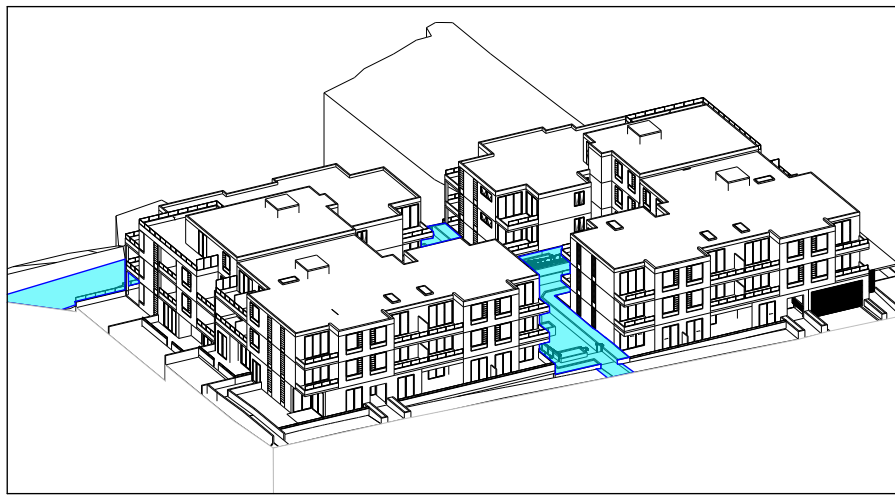
1 VFS 9 AM N.T.S.



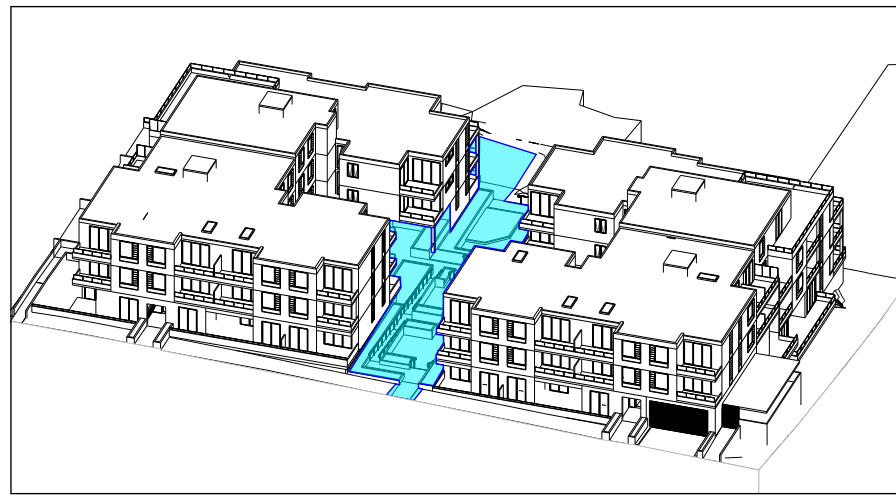
4 VFS 12 PM N.T.S.



7 VFS 3 PM N.T.S.



2 VFS 10 AM N.T.S.



5 VFS 1 PM N.T.S.



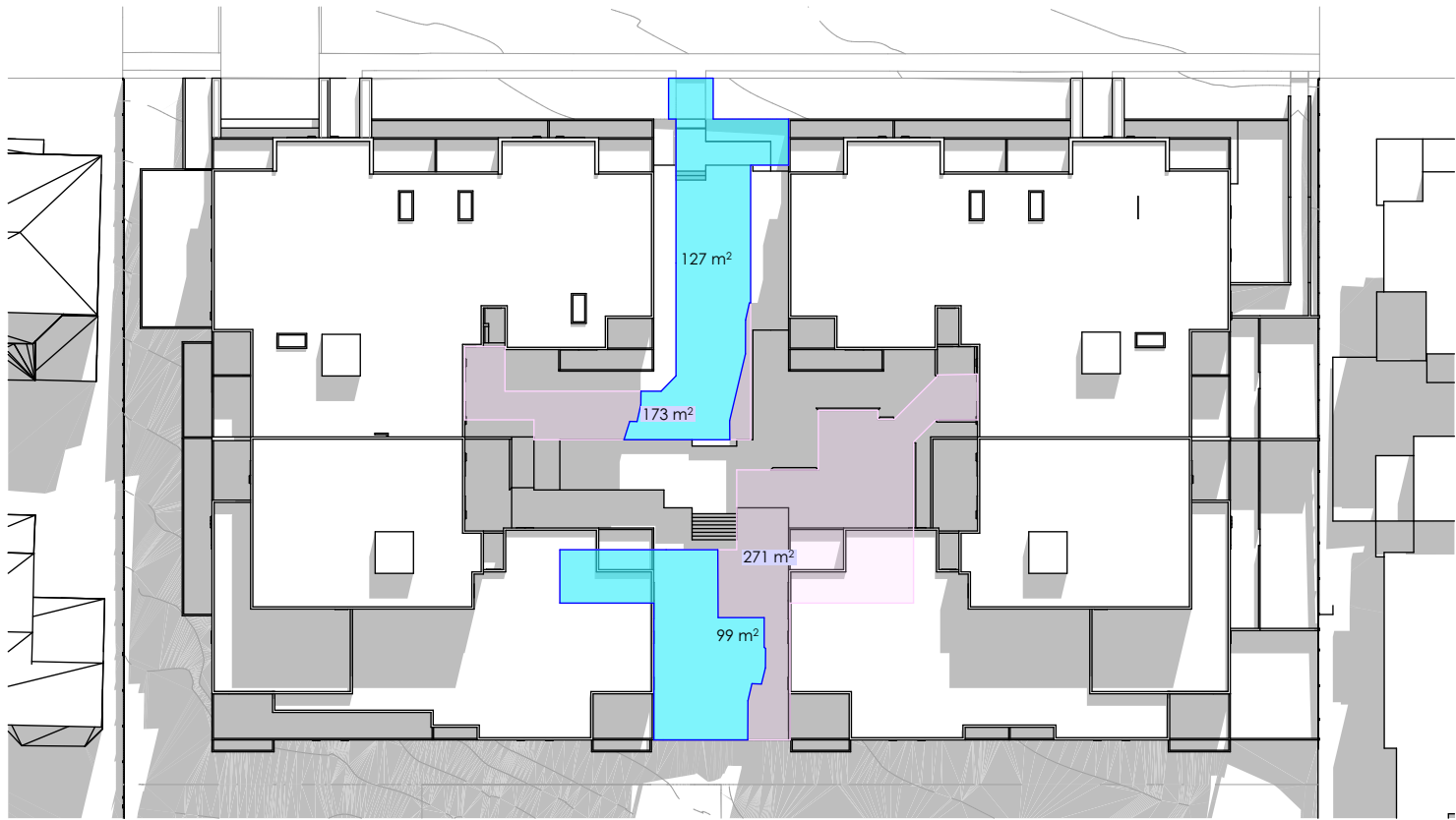
3 VFS 11 AM N.T.S.



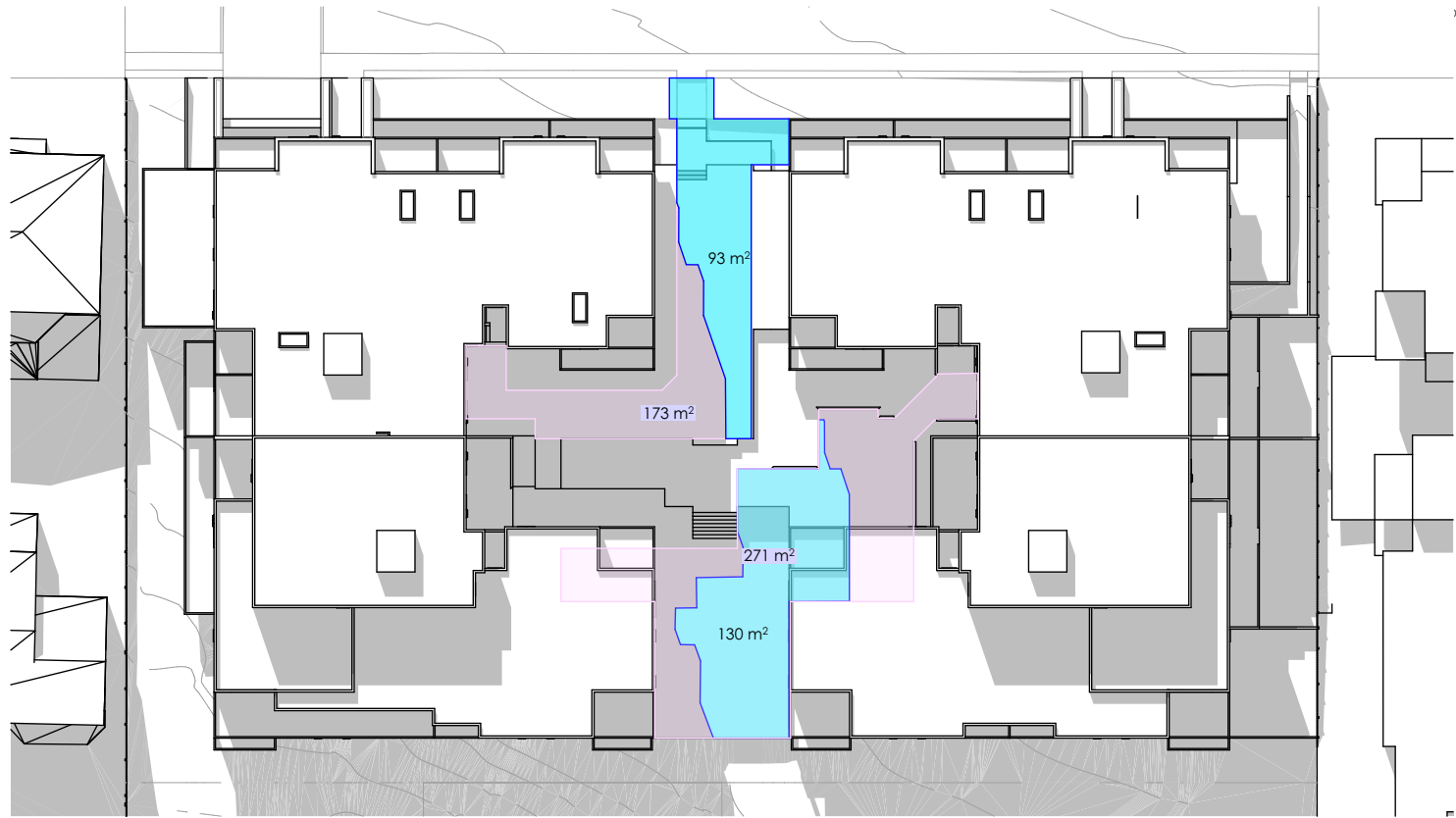
6 VFS 2 PM N.T.S.

SHADOW IMPACT LEGEND

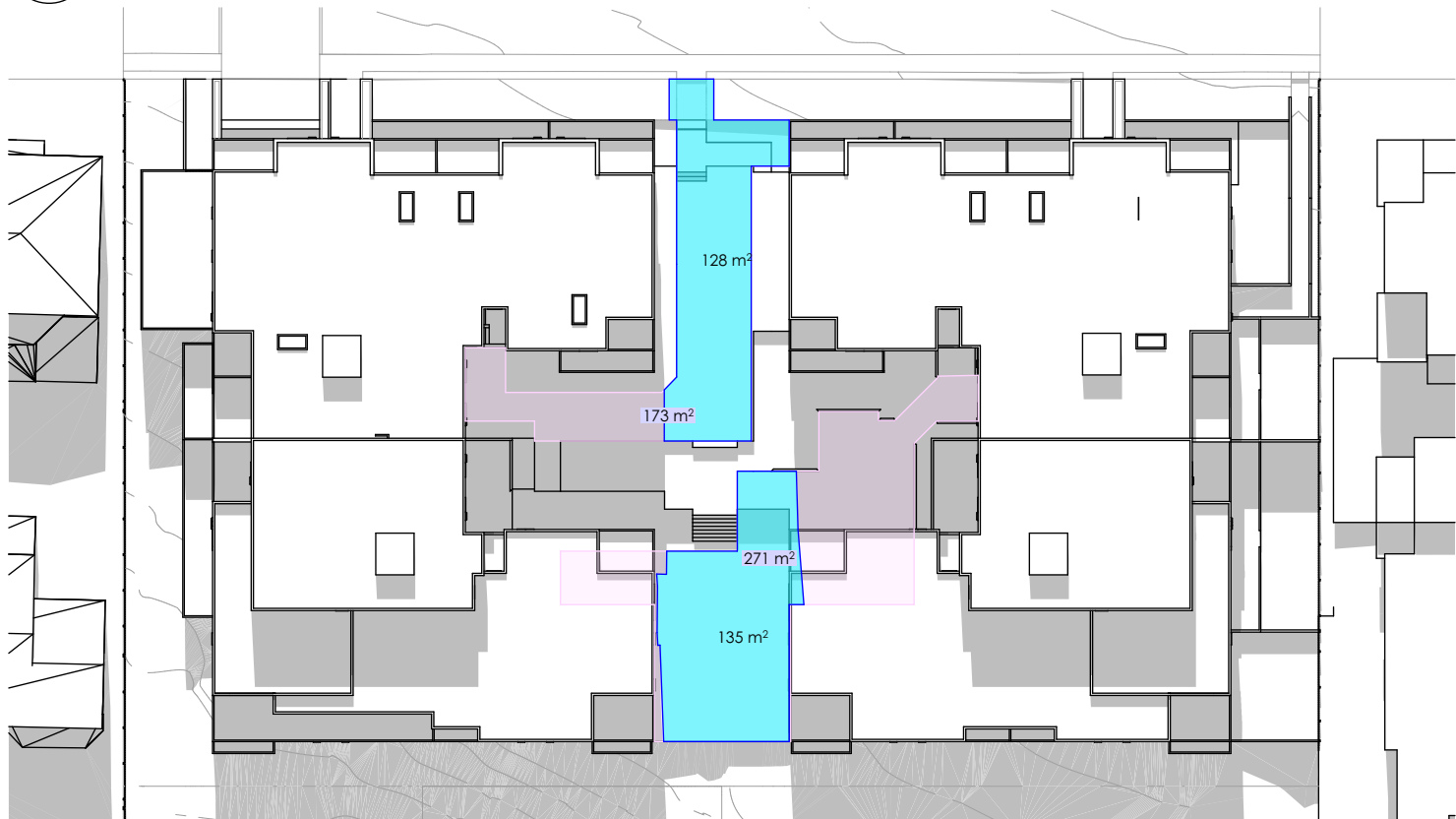
- SHADOWS
- PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE
- DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE



1 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 11:00 AM
N.T.S.



3 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 1:00 PM
N.T.S.



2 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 12:00 PM
N.T.S.

DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL PUBLIC OPEN SPACE

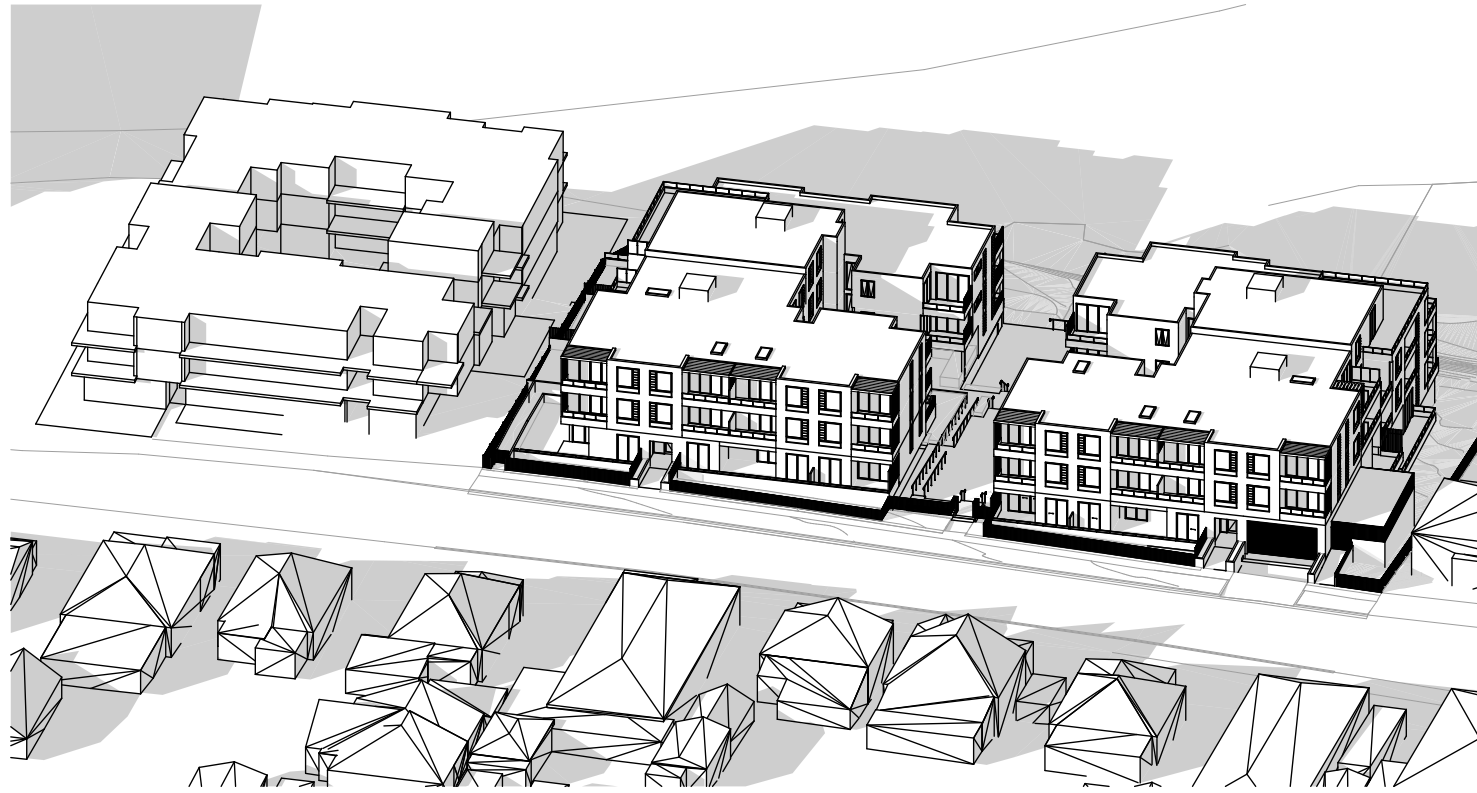
PRINCIPAL USABLE PART OF THE COMMUNAL PUBLIC OPEN SPACE (444m2)

	11:00AM	12:00PM	1:00 PM
DIRECT SUNLIGHT AREA	226	263	223
TOTAL	51%	59%	50%

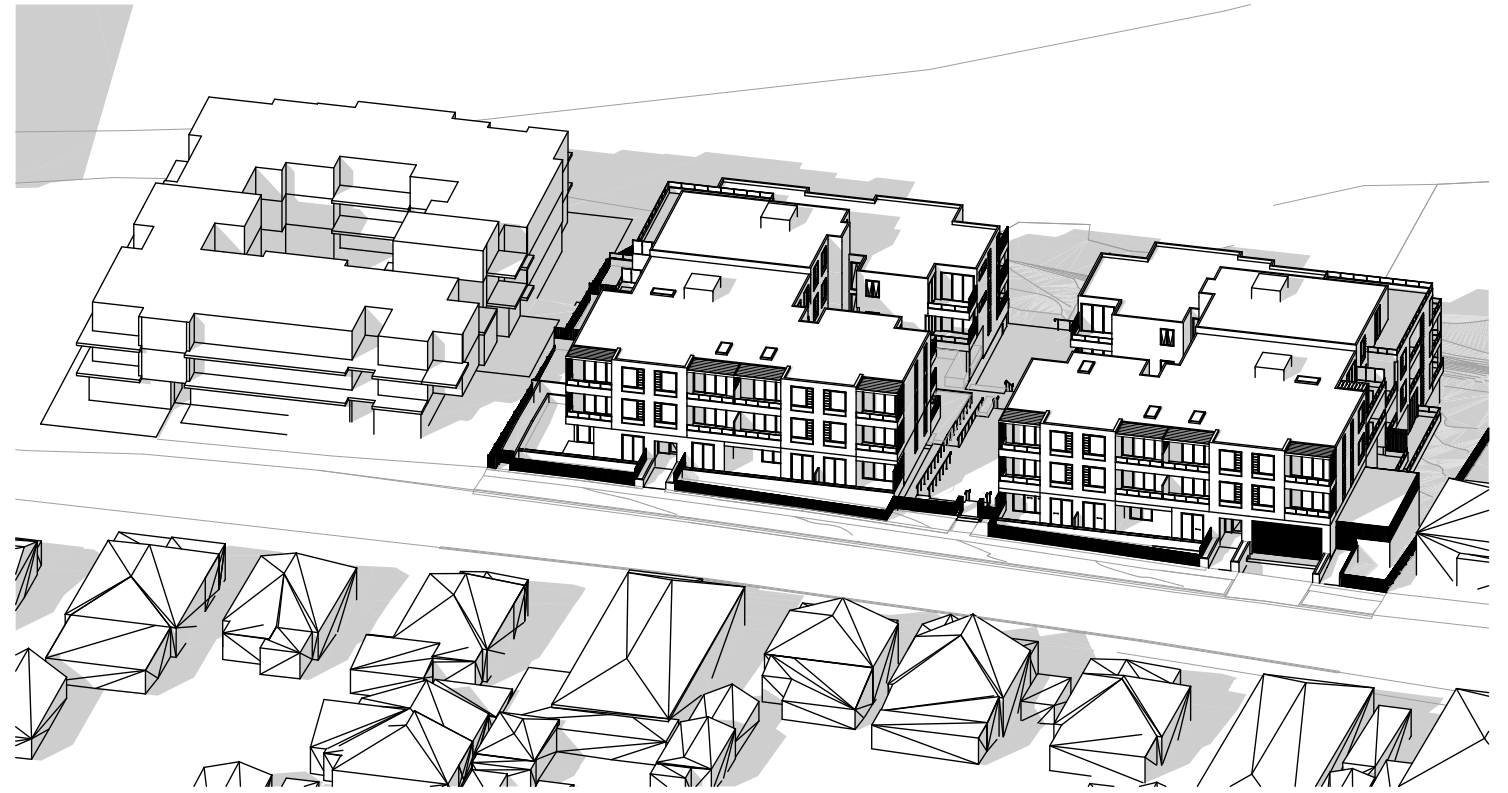
DEVELOPMENT ACHIEVE MORE THAN 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9AM AND 3 PM ON 21 JUNE

SHADOW IMPACT LEGEND

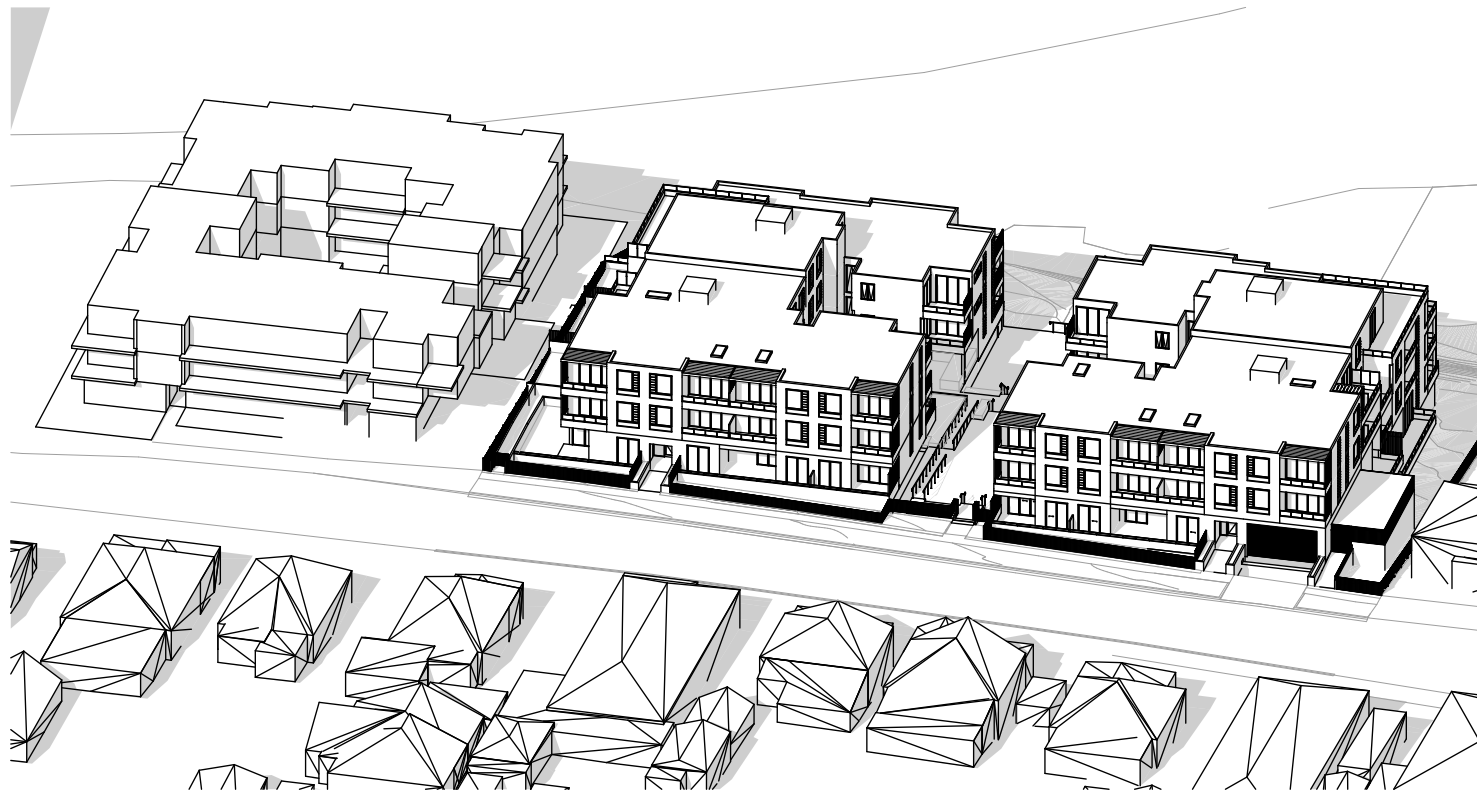
- SHADOWS
- PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE
- DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE



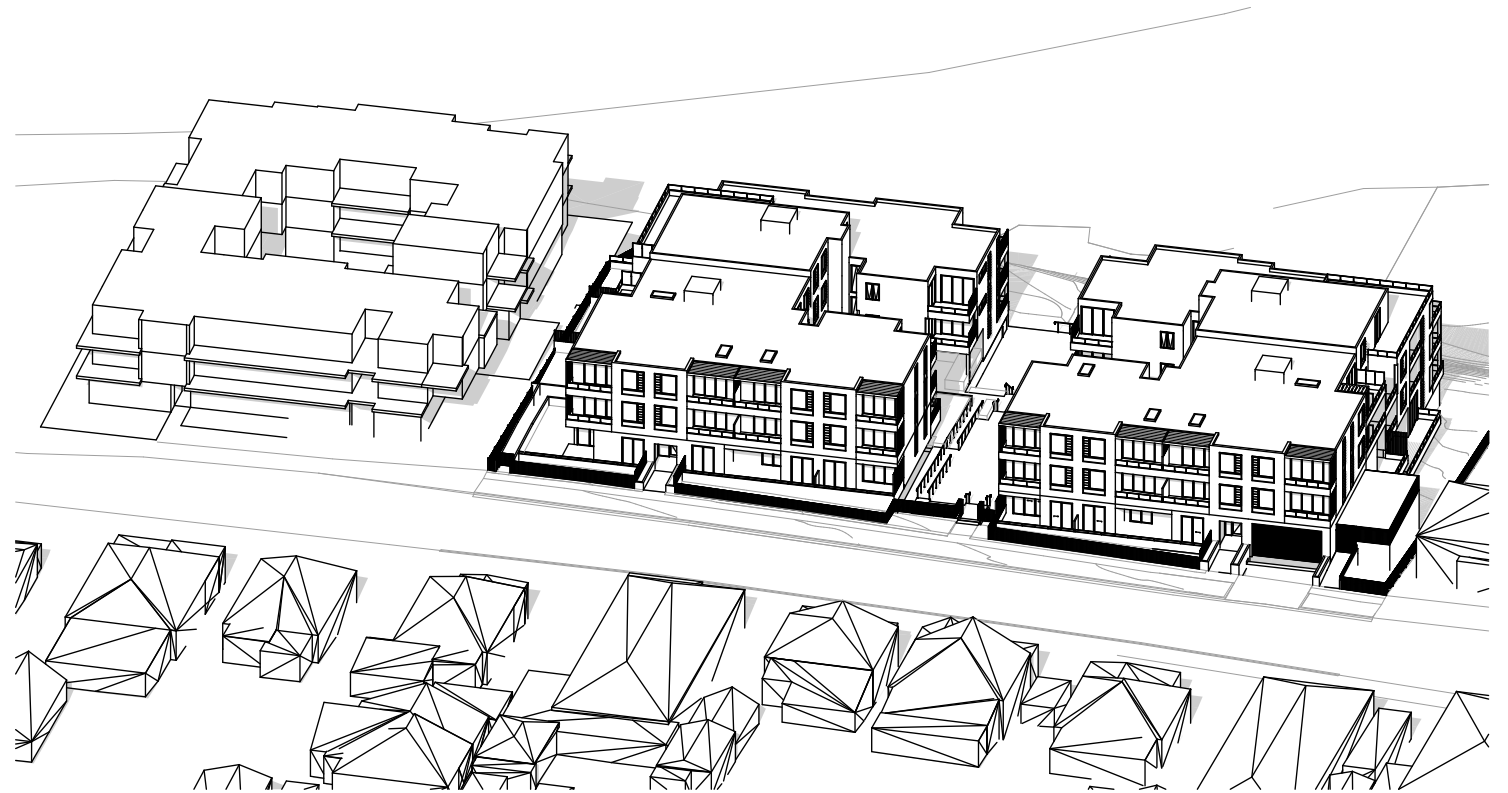
1 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 9:00AM
N.T.S.



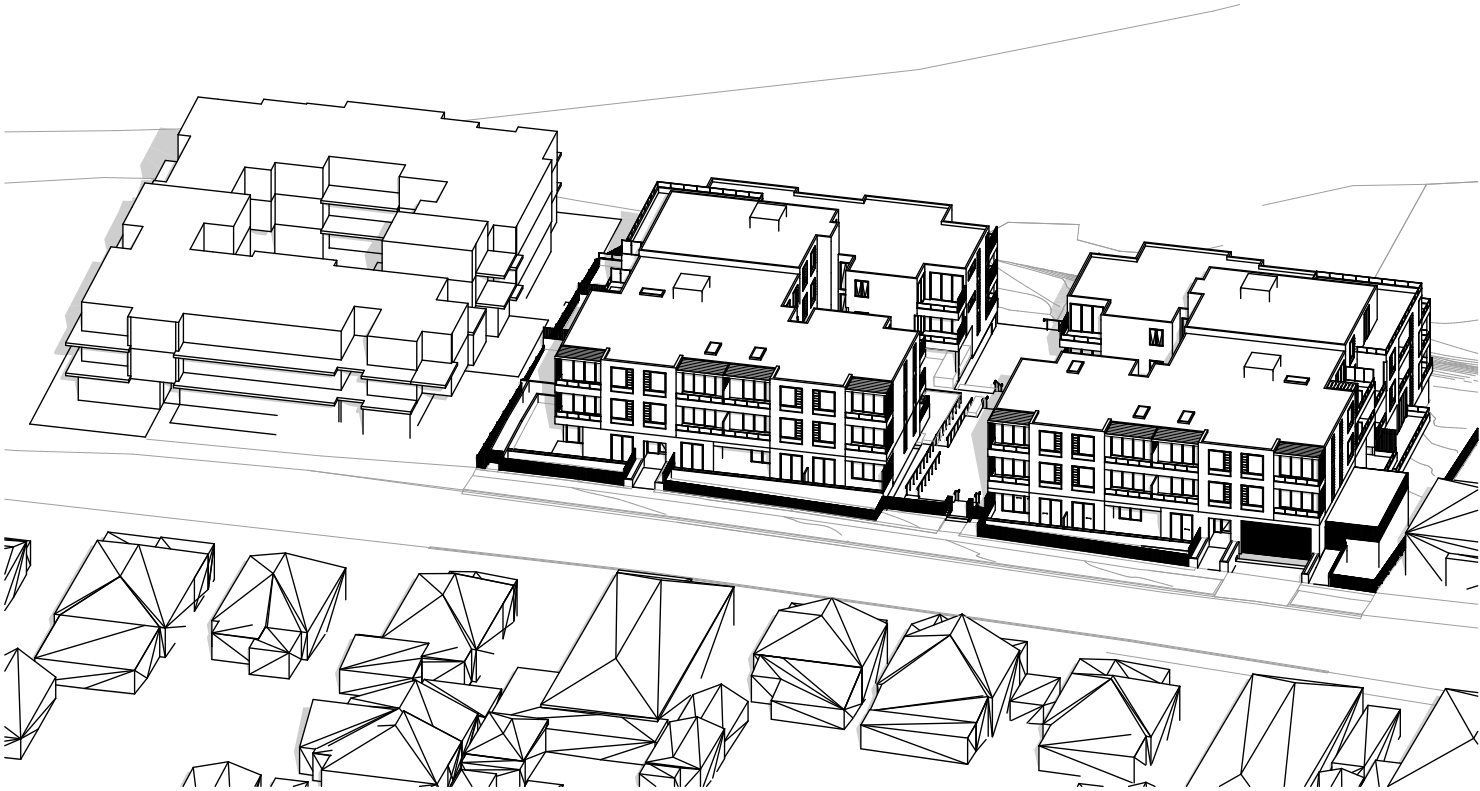
2 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 10:00AM
N.T.S.



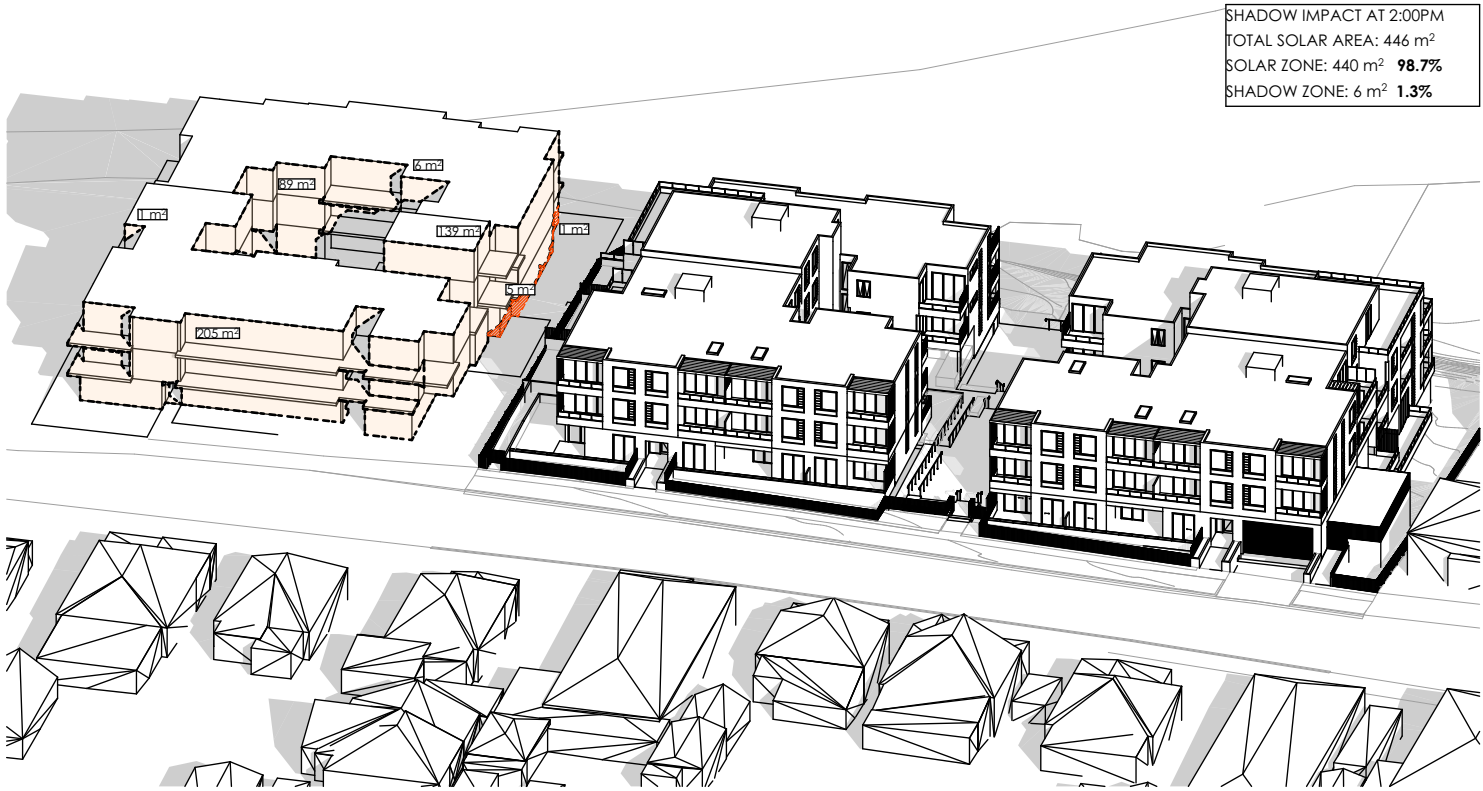
3 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 11:00AM
N.T.S.



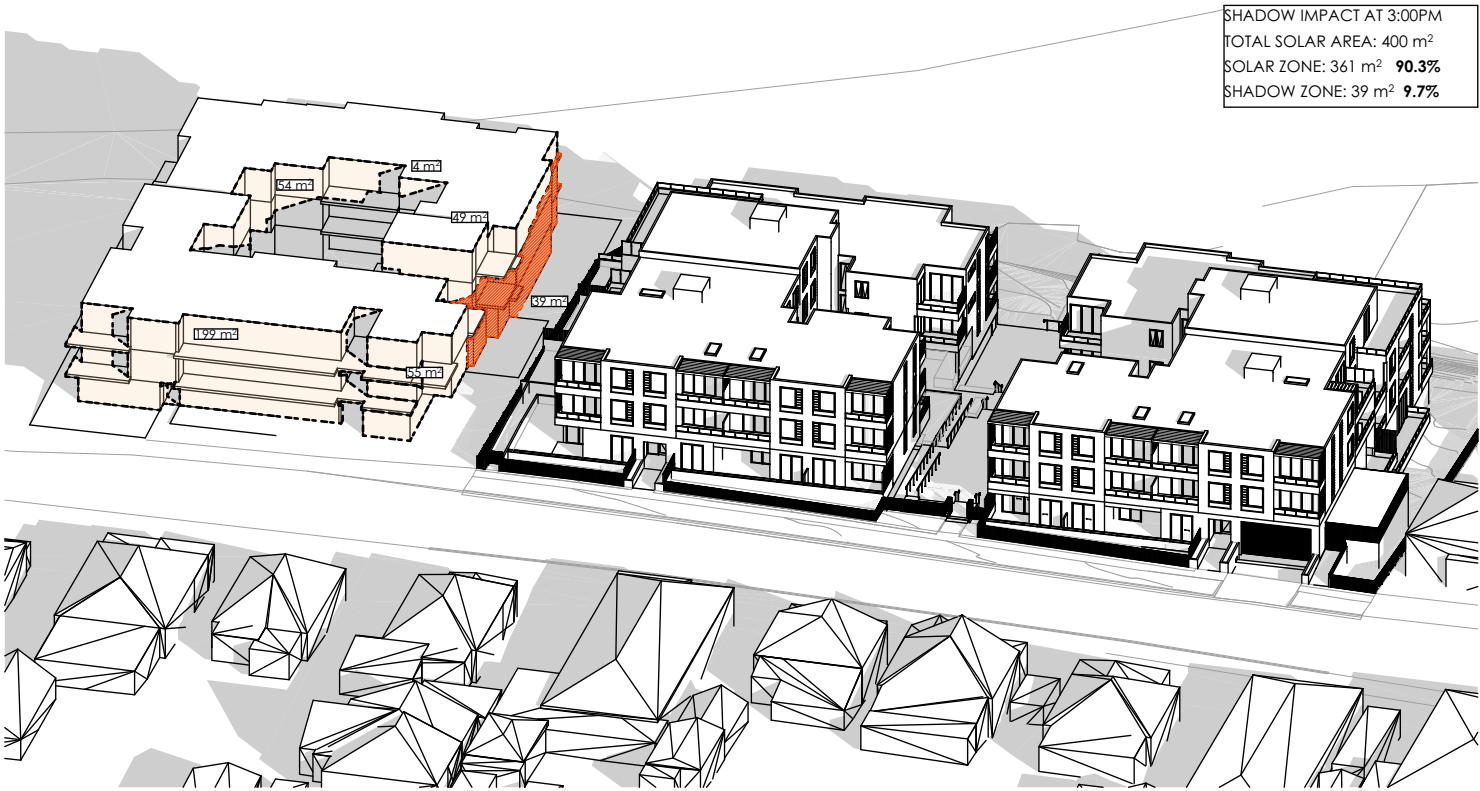
4 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 12:00PM
N.T.S.



1 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 1:00PM
N.T.S.



2 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 2:00PM
N.T.S.



3 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 3:00PM
N.T.S.

LEGEND

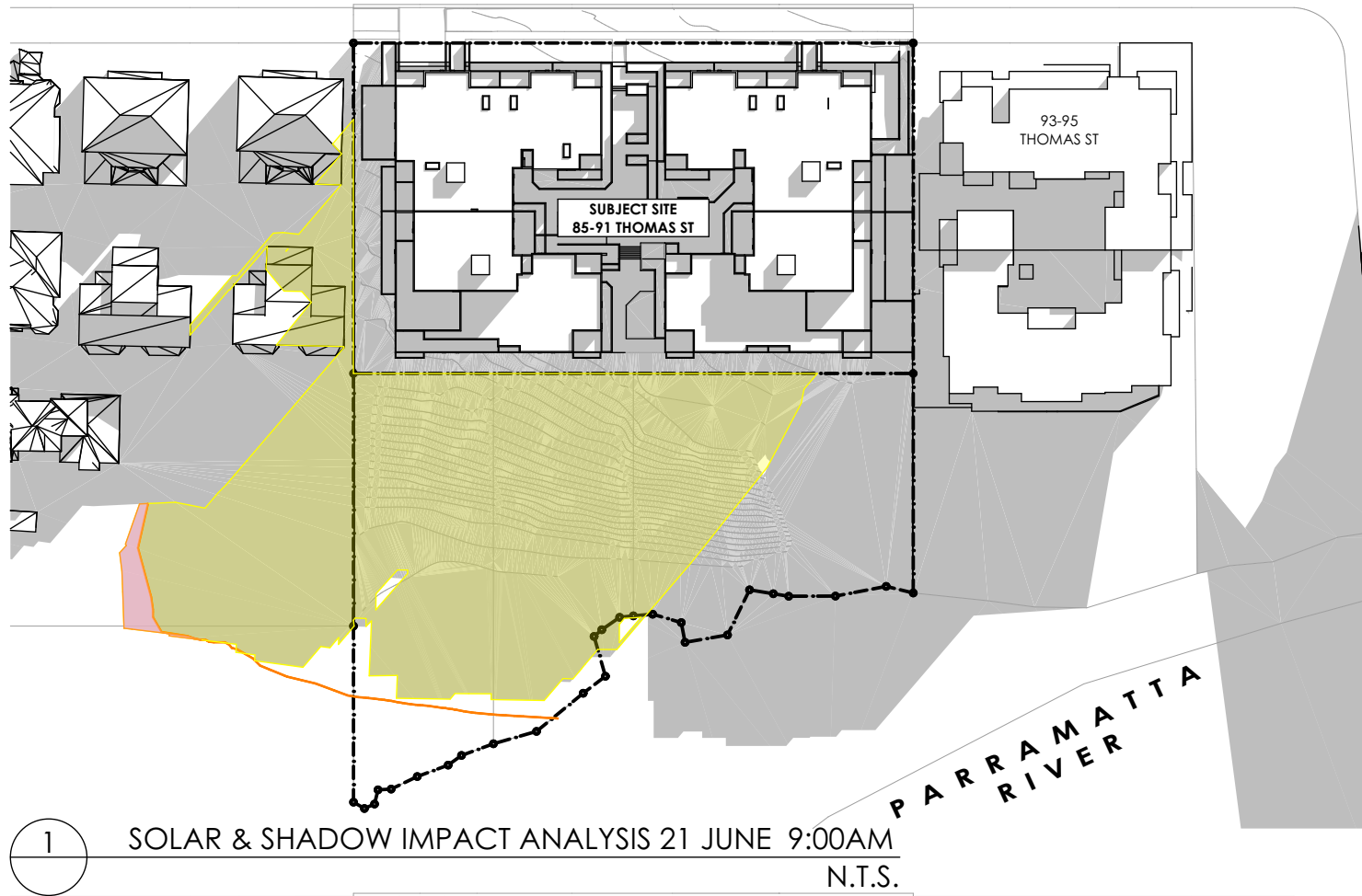
-  SOLAR ZONE
-  SHADOW ZONE

REV	DESCRIPTION	BY	DATE
A	ISSUE FOR DA	JORGE	05/05/2023
B	ISSUE FOR DA	JORGE	09/10/2023
C	ISSUE FOR DA	JORGE	25/01/2024
D	ISSUE FOR DA	JORGE	16/05/2024

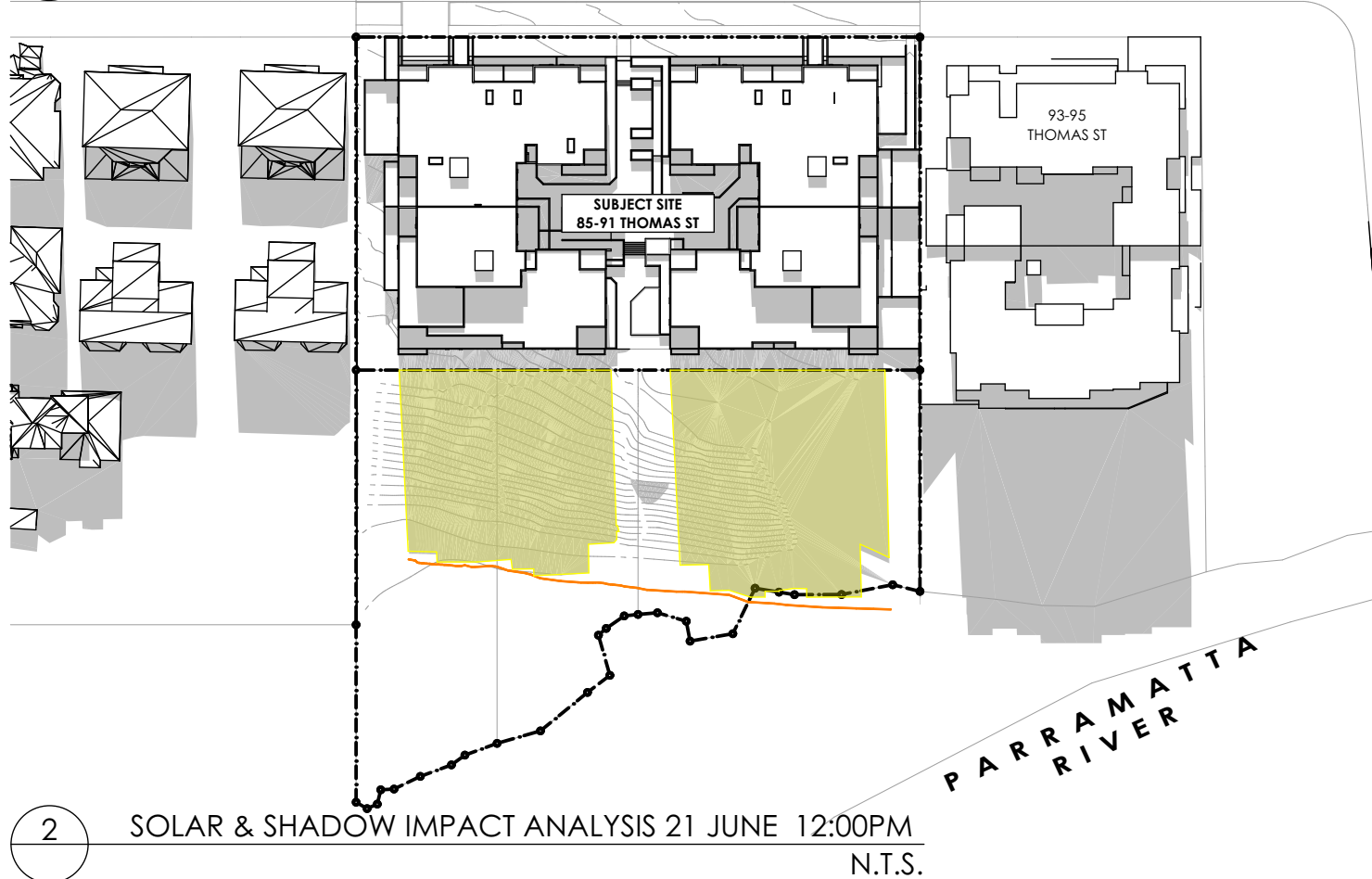
CLIENT:
CENTURY 888 PTY LTD

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENTS
85 TO 91 THOMAS STREET,
PARRAMATTA
DRAWING TITLE:
SOLAR & SHADOW IMPACT DIAGRAMS
- PART 2

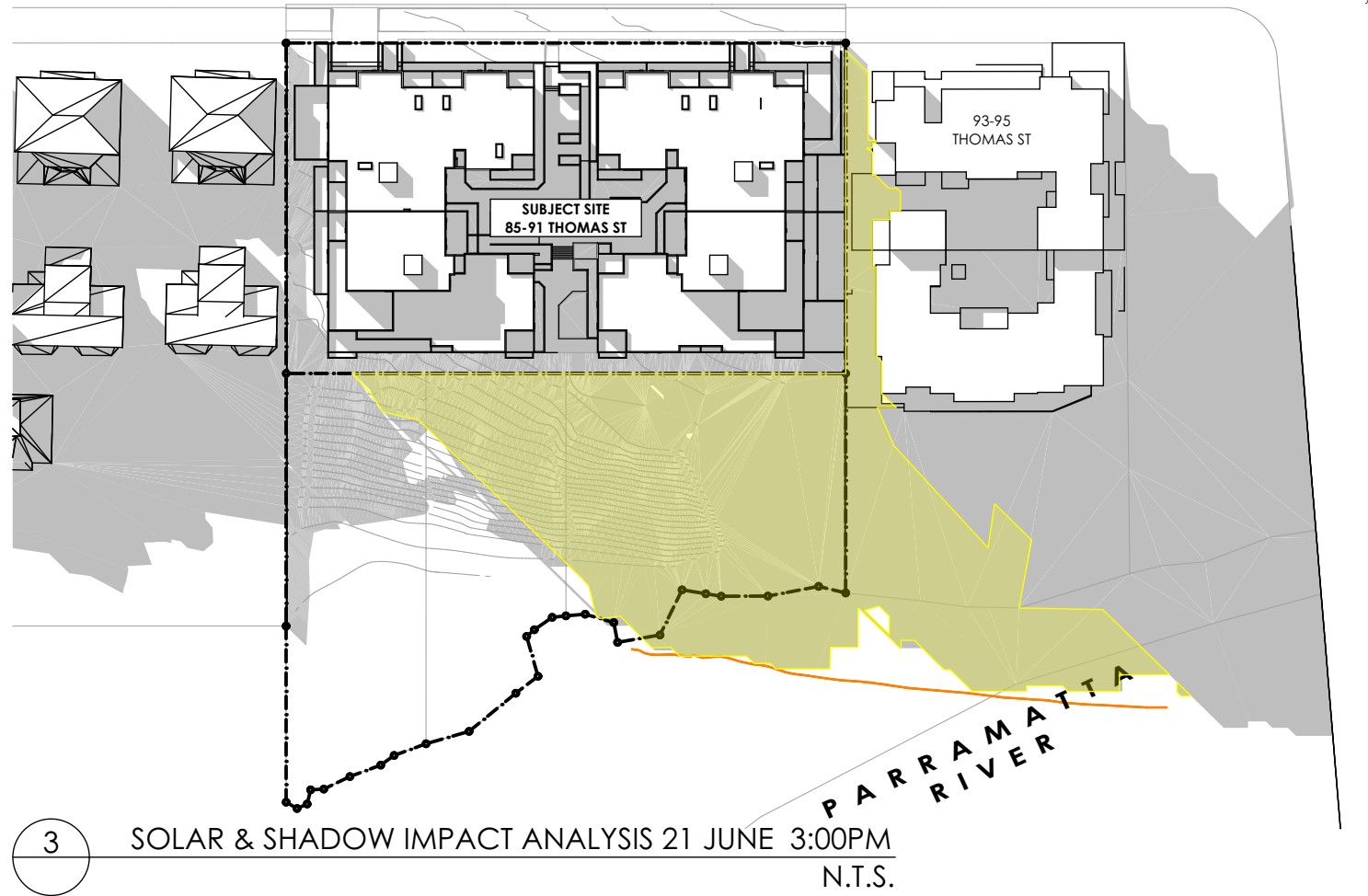
DRAWN BY: JR
CHECKED BY: PI
SCALE: AT A3
PROJECT No: P541
DA stage.
36 dwg no.
D revision



1 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 9:00AM
N.T.S.

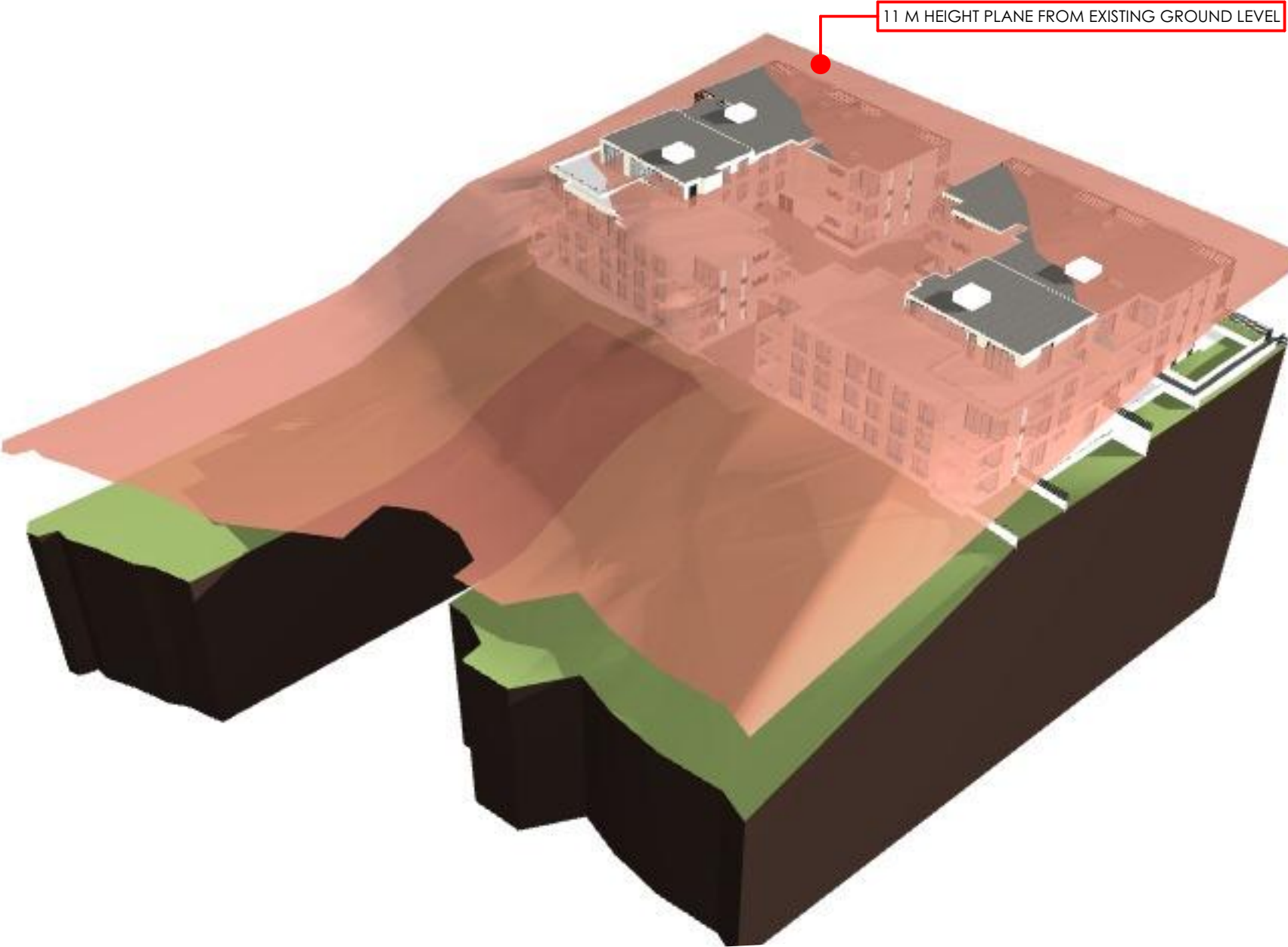


2 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 12:00PM
N.T.S.



3 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 3:00PM
N.T.S.

- SHADOW IMPACT LEGEND**
- EXISTING SHADOWS
 - ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
 - ADDITIONAL SHADOW CAST BY PROPOSED BUILDING ABOVE 11 m HEIGHT PLANE
 - 11 HEIGHT PLANE SHADOW LINE

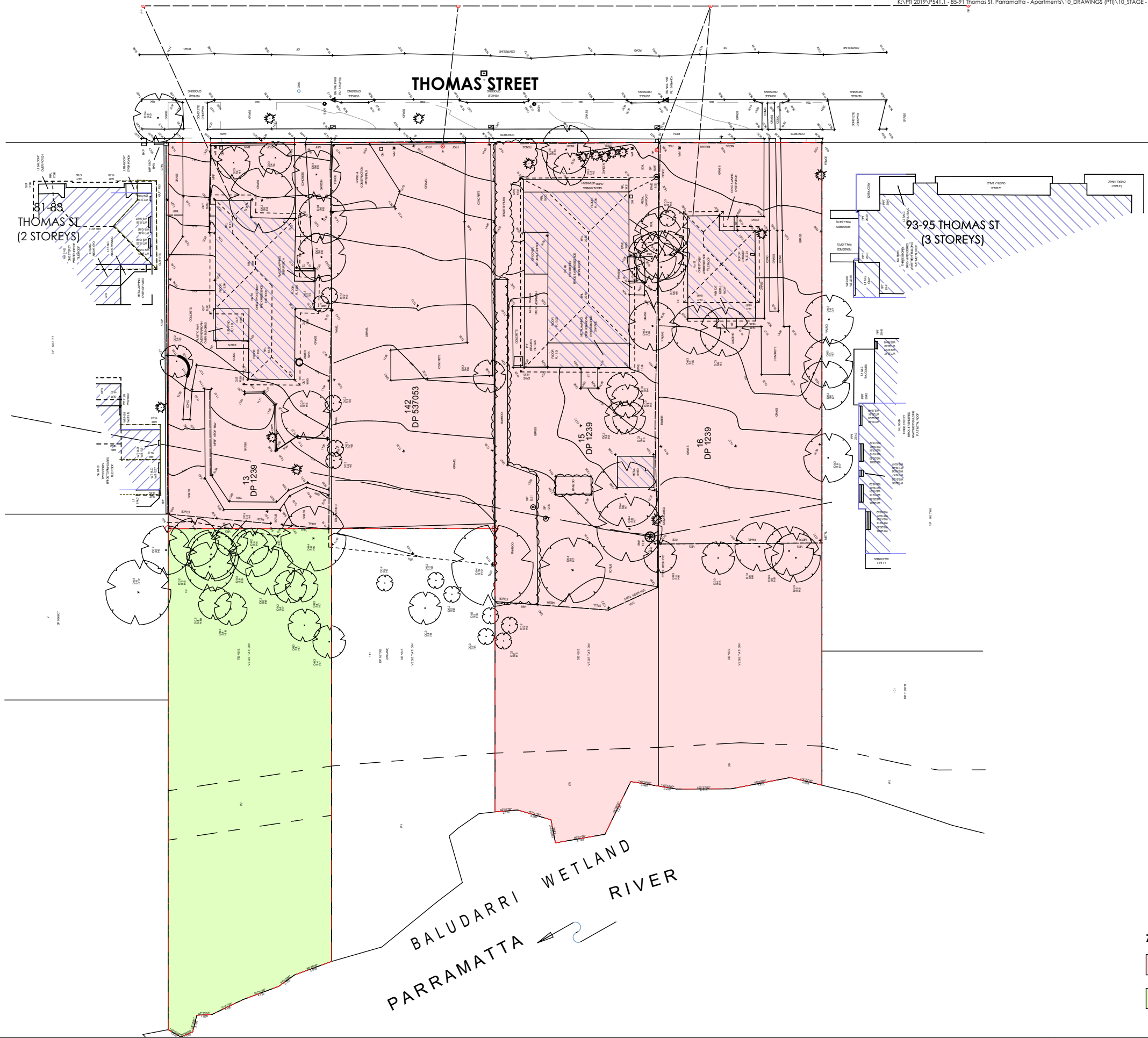


REV	DESCRIPTION	BY	DATE
A	ISSUE FOR DA	JORGE	05/05/2023
B	ISSUE FOR DA	JORGE	09/10/2023
C	ISSUE FOR DA	JORGE	25/01/2024
D	ISSUE FOR DA	JORGE	16/05/2024

CLIENT:
CENTURY 888 PTY LTD

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENTS
85 TO 91 THOMAS STREET,
PARRAMATTA
DRAWING TITLE:
HEIGHT PLANE ANALYSIS

DRAWN BY:	JR	
CHECKED BY:	PI	
SCALE:	AT A3	
PROJECT No:	P541	
DA	38	D
stage.	dwg no.	revision



ZONNING MAP LEGEND

- R4 - High Density Residential
- RE1 - Public Recreation

REV	DESCRIPTION	BY	DATE
A	ISSUE FOR DA	JORGE	05/05/2023
B	ISSUE FOR DA	JORGE	09/10/2023
C	ISSUE FOR DA	JORGE	25/01/2024
D	ISSUE FOR DA	JORGE	16/05/2024

CLIENT:
CENTURY 888 PTY LTD

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENTS
85 TO 91 THOMAS STREET,
PARRAMATTA
DRAWING TITLE:
SURVEY AND ZONNING MAP

DRAWN BY: JR
CHECKED BY: PI
SCALE: 1:500 AT A3
PROJECT No: P541

DA stage.
39 dwg no.
D revision